

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 36 Queens Road

Bulwark, Chepstow, NP16 5AN

No onward chain £334,950



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## Description

This beautifully presented three-bedroom home boasts a stunning, larger-than-average rear garden and an impressive Annexe offering a very versatile space. The annexe is complete with a living area, kitchenette, bedroom, and shower room, ideal for use as a home office, gym, guest accommodation, or creative studio.

The property comprises a welcoming reception hall, a light and airy living room opening into a modern kitchen/dining room, and a spacious conservatory with direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms and a stylish four-piece bathroom suite. Outside, the property features a well maintained rear garden and exceptional annexe, making this home truly stand out. Viewing is highly recommended to fully appreciate everything it has to offer.

Conveniently situated nearby are local amenities and junior schooling, with the bustling market town of Chepstow just a short distance away offering a variety of facilities. Easy access to bus and rail services, as well as excellent road and motorway connections, for commuting to larger towns and cities

## Reception Hall

Approached via UPVC double glazed and panelled door. Stairs to first floor landing. Doors off to study and living room.

## Living Room

19'08 11'05 (5.99m 3.48m)

Wooden flooring. Panelled radiator. UPVC double glazed window to front elevation. Bi-fold doors to conservatory. Glazed and panelled door to kitchen dining room.

## Kitchen Dining Room

12'-8 max x 10'10 max (3.66m-2.44m max x 3.30m max)

Fitted with range of wooden fronted base and eye level storage units all with granite effect work surfaces and tile upstands. One and half bowl stainless steel sink and drainer

with mixer tap set into work surface. Built in fan assisted electric oven. Four ring gas hob, set into work surface with tile splash and extractor hood and lighting over. Space for upright fridge-freezer. Plumbing and space for automatic washing machine and dishwasher. Under stairs storage cupboard. Tile effect flooring. Panelled radiator. UPVC double glazed window to rear elevation. UPVC double glazed and panelled door to side giving access to larger than average rear garden .

## Conservatory

15'04 x 9'06 (4.67m x 2.90m)

Walled and UPVC double glazed conservatory with tiled floor, mains underfloor heating and power points. French doors to larger than average rear garden.

## Study

6'08 max x 6'04 max (2.03m max x 1.93m max)

Open shelving to recess. Panelled radiator. UPVC double glazed window to side elevation.

## First Floor Stairs and Landing

Access to loft inspection point. Part boarding to loft space. Cupboard housing wall mounted gas combination boiler. Doors off.

## Bedroom One

11'06 max x 10'04 (3.51m max x 3.15m)

Exposed wooden floor boards. Built in wardrobe. Panelled radiator. UPVC double glazed window to front elevation.

## Bedroom Two

13'04 x 9'01 (4.06m x 2.77m )

Exposed wooden floor boards. Panelled radiator. UPVC double glazed window to rear elevation.

## Bedroom Three

10'08 x 6'04 (3.25m x 1.93m)

Exposed wooden floor boards. Panelled radiator. UPVC double glazed window to front elevation.

Tel: 01291 418418

## Bathroom

Inset spotlighting and extractor fan. Low level W.C. with push button flush. Pedestal wash hand basin with chrome mixer tap. Bath. Step in enclosure with mains fed shower. Part tiling to walls. Wood effect flooring. Panelled radiator. Opaque UPVC double glazed window to rear elevation.

## Annexe

### Living Room

13 x 11'05 (3.96m x 3.48m)

Wood effect flooring. Power points and lighting. UPVC double glazed french doors and windows to front elevation. Door to kitchen.

### Kitchen

7'10 max x 7'08 max (2.39m max x 2.34m max)

Fitted with a matching range of base and eye level storage units all with wood effect work surfaces and complimentary upstands. Single drainer stainless steel sink and mixer tap set into work surface. Space for fridge. Tile effect flooring. UPVC double glazed window to front elevation. Door to bedroom. Door to shower room.

### Bedroom

11'05 x 10'02 (3.48m x 3.10m)

Wood effect flooring. Power points and lighting. UPVC double glazed french doors and windows to front elevation. Door to kitchen.

## Shower Room

Modern white suit to include low level W.C. Pedestal wash hand basin with chrome mixer tap. Double enclosure with electric shower. Extractor fan. Chrome electric towel radiator. Part shower panelling to walls. Tile effect flooring. Opaque UPVC double glazed window to rear elevation.

## Garden

The property benefits from an attractive front garden with maturing shrubs, a feature tree, and neat borders. A gated side access and pathway lead to the impressive rear garden, which is larger than average and enjoys a sunny aspect. The rear garden is predominantly laid to a well-maintained lawn, complemented by beds and established borders, with fencing and mature hedging.

## Material Information

Council Tax Band - C

Tenure - Freehold

Construction - Wimpey no Fines.

Mains electricity. Mains gas. Mains water. Mains drainage.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



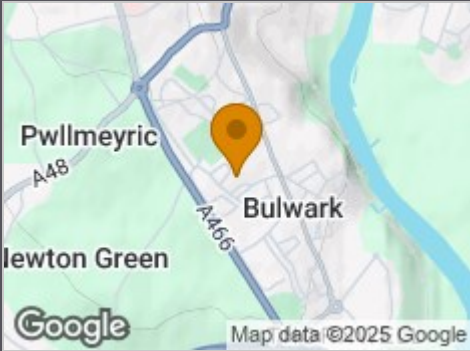
Road Map



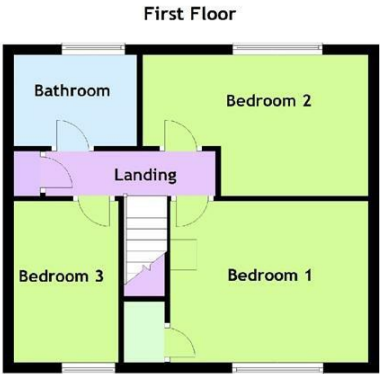
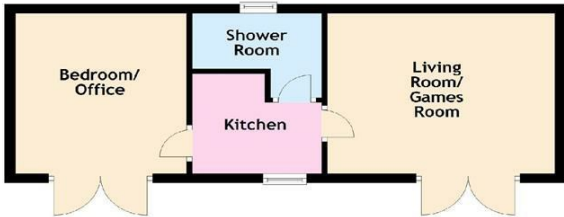
Hybrid Map



Terrain Map



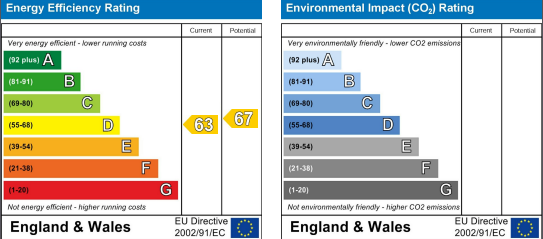
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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