

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 5 Larkfield Avenue

Chepstow, NP16 5BH

£364,950



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## Description

This sympathetically extended semi-detached home is beautifully presented throughout, and an early inspection is highly recommended. As you enter the welcoming and spacious reception hall, you are immediately drawn to the contemporary kitchen breakfast room, featuring quartz work surfaces and a range of built-in appliances. Adjacent to the kitchen is a rear hallway that provides access to a convenient ground floor W.C. and the beautiful rear garden. Continuing from the reception hall, you will find a delightful dining room that leads to a study area with French doors opening to the rear garden, as well as a cosy living room boasting a charming wrought iron wood burner.

Moving to the first floor, you will discover three generously sized bedrooms and a stunning shower room.

Outside, there is a large driveway with ample parking space for up to four vehicles, in addition to a garage. The rear garden is larger than average and offers a private sanctuary, enjoying afternoon and evening sunshine.

Conveniently located, this property benefits from a range of nearby amenities including local stores and schools. The market town of Chepstow is just a short distance away, offering an even wider array of facilities. Bus and rail links can be found here, along with excellent road and motorway networks, making larger towns and cities easily accessible for commuting.

## Entrance Porch

Approached via composite panelled door with double glazed inserts. Tile effect flooring. Composite door and uPVC full height double glazed windows to reception hall.

## Reception Hall

14'3" x 6'6" (4.35102 x 1.996)

Coving. Understairs storage cupboards. Stairs to first floor landing. Doors off.

## Kitchen Breakfast Room

14'8" x 9'7" (4.493 x 2.933)

Inset spotlighting to plain ceiling. Fitted with a matching range of contemporary base and eye level storage units, all with quartz work surfaces and complimentary upstands. One and half bowl stainless steel sink, Swan neck mixer tap. Breakfast bar with quartz work surface. Built in double oven and grill plus microwave. Four ring induction, touch control hob with stainless steel extractor hood and lighting over. Drinks fridge to remain. Integrated dishwasher. Plumbing and space for automatic washing machine. Good quality wood effect flooring throughout. Two uPVC double glazed windows to side elevation. Glazed door to rear hallway.

## Rear Hallway

Good quality wood effect flooring. UPVC double glazed window to side elevation. UPVC double glazed and panelled door to rear garden. Door to ground floor W.C.

## Ground Floor W.C.

Low level W.C. Wash hand basin with chrome mixer tap. Full tiling to walls. Tile effect flooring. UPVC double glazed window to front elevation.

## Dining Room

10'10" x 11'0" (3.322 x 3.373)

Coved an plain ceiling. Good quality wood effect flooring. Panelled radiator. Open to study.

## Study

9'8" x 5'4" (2.966 x 1.651)

Continuation of good quality wood effect flooring. UPVC double glazed french doors to rear garden.

## Living Room

14'2" x 11'1" (4.335 x 3.403)

Coving. Fireplace with wrought iron wood burner. Panelled radiator. UPVC double glazed window to front elevation.

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### First Floor Stairs and Landing

Access to loft inspection point. Panelled radiator. UPVC double glazed window to side elevation. Doors off.

### Bedroom One

9'6" x 10'11" (2.898 x 3.347)

Built in wardrobes. Panelled radiator. UPVC double glazed window to rear elevation.

### Bedroom Two

11'0" x 10'11" (3.373 x 3.340)

Built in wardrobes. Wood effect flooring. Panelled radiator. UPVC double glazed window to front elevation.

### Bedroom Three

8'8" x 7'6" (2.664 x 2.308)

Wood effect flooring. Panelled radiator. UPVC double glazed window to front elevation.

### Shower Room

Low level W.C with dual push button flush W.C. Wash hand basin with chrome mixer tap set over vanity storage unit. Mirrored cabinet over. Double walk in shower with rainwater head and separate shower attachment. Part tiling to walls. Tiled floor. Chrome towel radiator. Extractor fan. Opaque uPVC double glazed window to rear elevation.

### Garage and Driveway

Large driveway with ample parking for four vehicles, depending on size. Garage with power points and lighting plus personal door to rear garden.

### Garden

To front elevation wall to boundary plus maturing laurel hedge. To the rear, the gardens are of a generous size and are private. There is a patio area plus decked seating area with the remainder of the garden being laid to lawn. Fence and mature hedge to boundary.

### Services

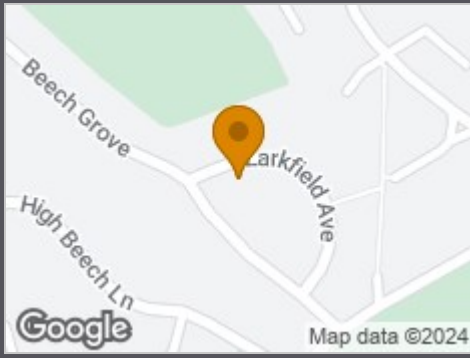
All mains services are connected.

### Council Tax Band - E

### Tenure - Freehold



Road Map



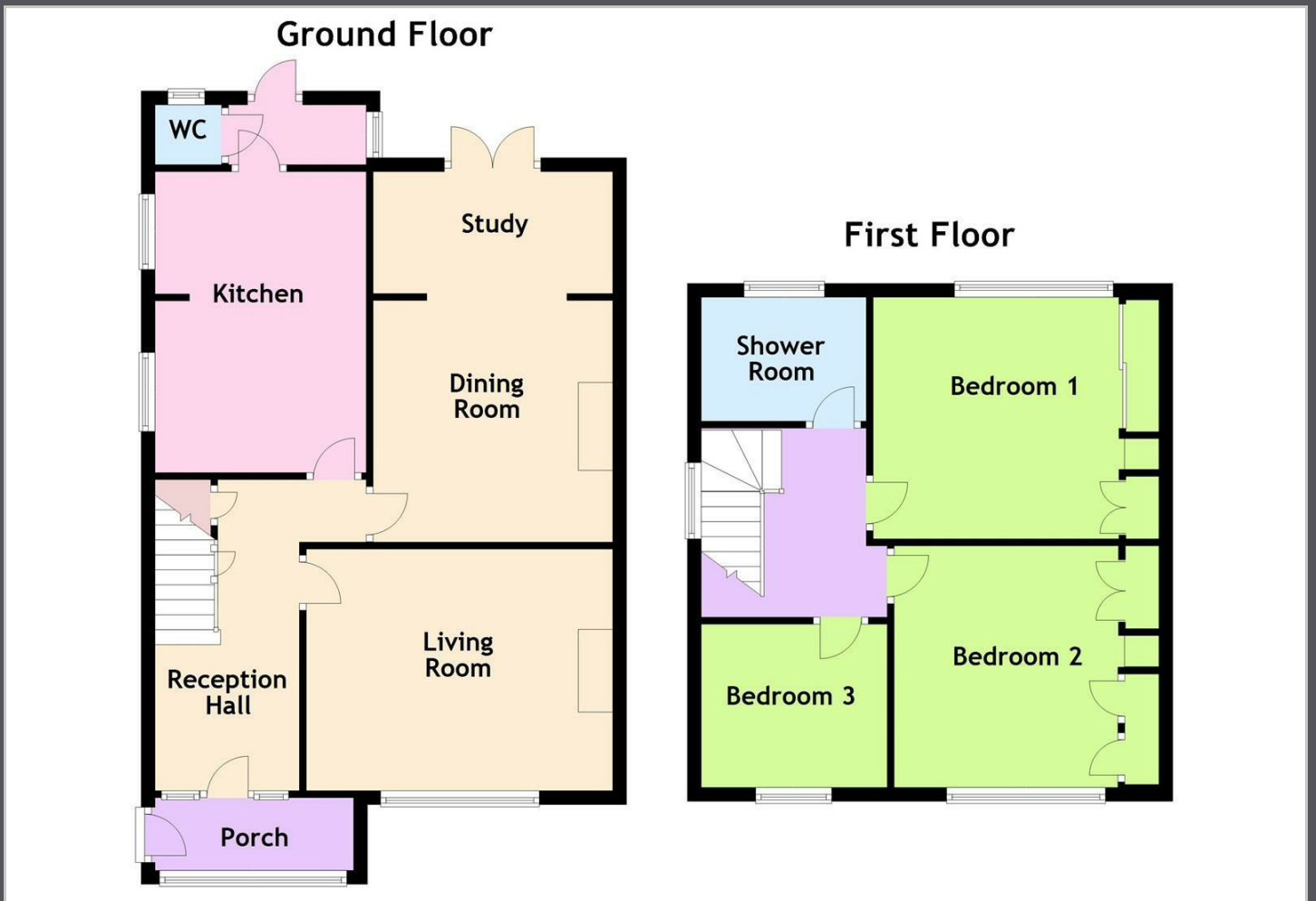
Hybrid Map



Terrain Map



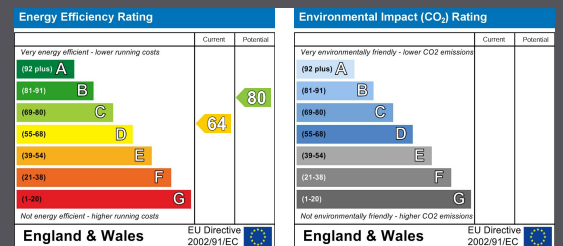
Floor Plan



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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