



CHEPSTOW

Guide price **£475,000**



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17 BUCKLE WOOD

Chepstow, Monmouthshire, NP16 6DX



Modern 5/6 bedroomed family home
Spacious accommodation over 3 floors
Ideally suited to a growing family

This spacious five/six bedroomed detached town house is set on a corner plot with a good size rear garden that is offered with no onward chain. The accommodation is set out over three floors and comprises entrance hall, cloakroom, living room, dining room, kitchen/breakfast room to the ground floor. To the first floor there are four bedrooms, one of them having an en suite shower room and a family bathroom. To the second floor there is the master bedroom with dressing area and en-suite and another double bedroom. The home has gas central heating, double glazing and integrated kitchen appliances. Perfect for a growing family, this property is offered with vacant possession.

17 Buckle Wood is situated just outside Chepstow Town Centre on a sought-after residential development. This property is ideally positioned with easy access to all local amenities including schools, supermarkets, national shops and local boutiques as well as doctors and dentists. The popular market town of Chepstow is located on the banks of the tidal river Wye in Monmouthshire, South Wales and adjoining Gloucestershire in England, with easy access to the M4 motorway.

The town hosts a number of popular community events including the annual Wassail, Mari Lwyd in January and 'Castel Roc' music festival. Chepstow is also home to the Welsh National which takes place annually at Chepstow Racecourse.



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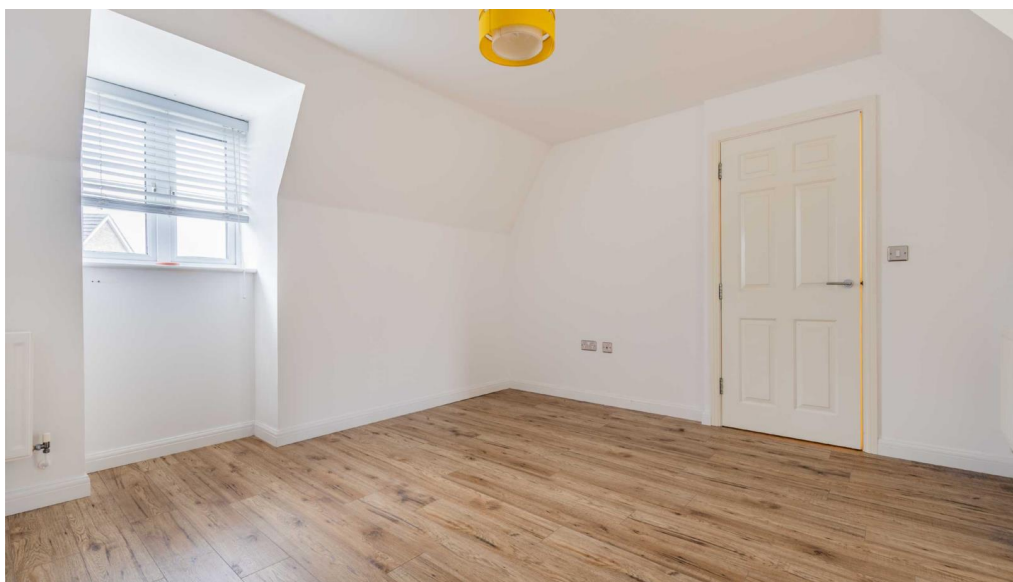
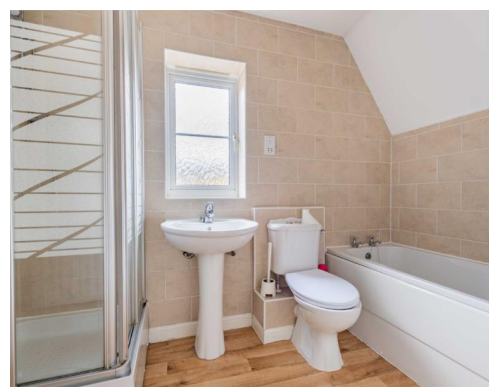


KEY FEATURES

- Large five/six bed roomed detached house
- Popular location on the outskirts of Chepstow
- Offered with no onward chain
- Integrated kitchen appliances
- Good sized enclosed rear garden
- Double garage



STEP INSIDE



A covered PORCH with composite door allows access to:

ENTRANCE HALL

Wood effect flooring, Radiator. Stairs to first floor. Access off hallway to:

CLOAKROOM

Wash hand basin, wc, tiled to splashbacks, radiator and rear facing double glazed window.

LIVING ROOM

4.55m x 4.55m (14'11" x 14'11")

Located at the rear of the home with fitted carpet. Radiator. Feature fireplace with inset electric fire. Rear facing double glazed French doors and side facing double glazed window.

DINING ROOM

3.94m x 2.88m (12'11" x 9'5")

Laminate flooring. Front facing double glazed window. Radiator.

KITCHEN / BREAKFAST ROOM

4.54m x 3.15m (14'11" x 10'4")

Fitted with white and pine coloured wall and base units with roll edge work surfaces. 1.5 bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, integrated 8 burner range oven with chimney extractor fan over, fridge freezer, mosaic tiling to splashbacks and marble effect floor tiling. Front facing double glazed window, rear facing double glazed door, radiator, recess for washer dryer and cupboard housing the Potterton gas boiler.

Stairs to FIRST FLOOR and LANDING

Carpet to stairs and landing. Staircase to second floor. Airing cupboard. Access to:

BEDROOM THREE

3.96m x 3.70m (13'0" x 12'2")

A double room with laminate flooring. Two front facing double glazed window. Radiator. Fitted wardrobe.

EN SUITE SHOWER ROOM

Corner shower cubicle with mixer shower over, wash hand basin, wc, cushion flooring, tiling to walls, side facing window and radiator.

17 Buckle Wood Bayfield, Chepstow, Sir Fynwy
 Approximate Gross Internal Area
 Main House = 155 Sq M/1669 Sq Ft
 Garage = 29 Sq M/312 Sq Ft
 Total = 184 Sq M/1981 Sq Ft



Ground Floor

First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

BEDROOM FOUR

3.87m x 2.26m (12'8" x 7'5")

Laminate flooring. Radiator. Fitted wardrobe. Rear facing double glazed window.

BEDROOM FIVE

3.27m x 2.22m (10'9" x 7'3")

A single room with laminate flooring. Rear facing double glazed window. Fitted wardrobe.

BEDROOM SIX / OFFICE

2.59m x 2.22m (8'6" x 7'3")

A single room with laminate flooring. Radiator. Rear facing double glazed window.

FAMILY BATHROOM

Wood effect cushion flooring, bath with shower over and side screen, wash hand basin, wc, tiling to splashbacks, front facing double glazed window and radiator.

Stairs from the FIRST FLOOR LANDING and SECOND FLOOR

With front facing double glazed window. Fitted carpet and large built in store cupboard.

MASTER BEDROOM

3.97m x 3.77m (13'0" x 12'4")

A spacious main bedroom with wood effect laminate flooring. Two radiators. Front facing double glazed window. Walk through access to:

DRESSING AREA

3.95m x 1.87m (13'0" x 6'2")

Two sets of fitted wardrobes. Radiator. Laminate flooring. Side facing Velux window.

EN SUITE BATHROOM

Corner shower cubicle with mixer shower over, bath, wash hand basin, wc, cushion flooring, tiling to walls, rear facing window, radiator and storage cupboard.

BEDROOM TWO

4.08m x 2.81m (13'5" x 9'3")

A double room with dual aspect having a double-glazed window to the front and a rear facing Velux, radiator and wood effect laminate flooring.

STEP OUTSIDE



FRONT:

Situated on a corner plot with red stoned frontage and holly hedging with side access to the rear garden and double garage at the rear having twin up and over doors and hardstanding for two cars.

REAR:

The rear garden is enclosed by perimeter fencing and is of a good size with lawn and occasional shrubs, there is a patio to one side and a paved area at the rear of the garage.

INFORMATION

Postcode: NP16 6DX

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

Heading out of Chepstow, follow the A48/Mount Pleasant towards the M4. After approximately one mile, at the roundabout, take the 4th exit onto the Wye Valley Link Road/A466. Continue for approximately 1.5 miles and turn left into Barnets Wood. At the crossroads continue straight onto Woolpitch Wood and Buckle Wood is the second turning on the left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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