



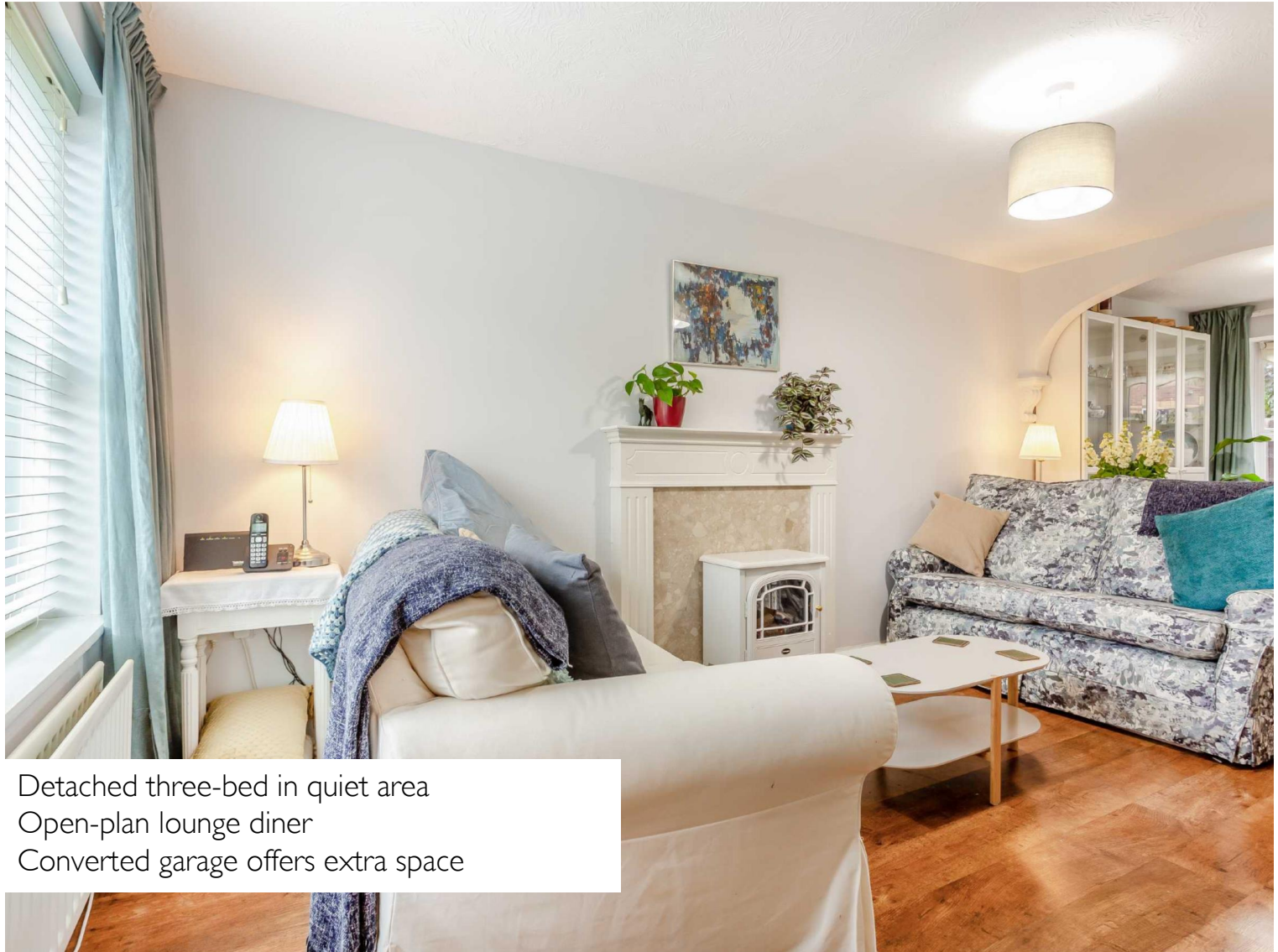
CHEPSTOW

Guide price **£350,000**



115 ST. LAWRENCE PARK

Monmouthshire NP16 6DQ



Detached three-bed in quiet area
Open-plan lounge diner
Converted garage offers extra space

Nestled within a popular residential area, along a quiet cul-de-sac, this attractive detached house offers a layout that is designed to offer effortless living, seamless flow and spaces that can easily fit an owner's lifestyle needs.

Inside, the sociable hub of the modern home is a lounge and dining room, connected via a delightful archway, and a bay window at the rear that includes a French door that opens into the rear garden.

The home boasts a private, sunny rear garden that can happily host social gatherings on the patio plus space for the children to run around and spend some energy. The kitchen is sizable and well-equipped as well as offering a pantry and access to the utility room and cloakroom.

But this house can offer a bonus that promotes it to another level of versatility - the integrated garage has been converted into a spacious extra room that can offer a range of uses, from home office to fourth bedroom, hobby room to home cinema.

Upstairs there are three bedrooms, with the principal spanning the whole width of the property at the front, comprising a bedroom and a wardrobe area that leads to a bonus en-suite shower room.

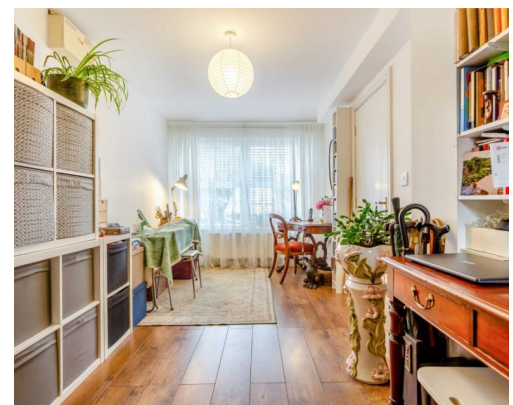
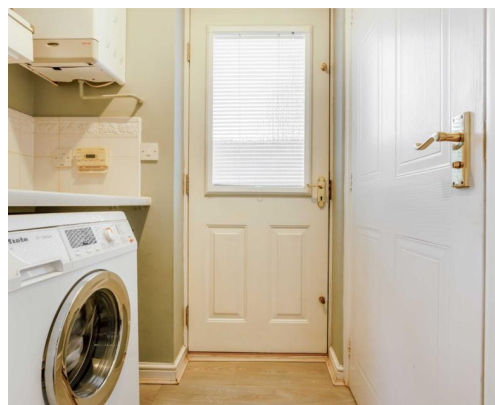


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KEY FEATURES

- Detached three-bedroom home
- A short distance to Town centre
- Off-road parking & private garden
- Converted garage
- Delightful open-plan lounge diner
- Sizeable kitchen with utility room



STEP INSIDE



The house offers a parcel of peace within a modern estate that is well-placed to access local facilities and amenities, but is also just a short walk to enjoy days out in the immediate surrounding countryside, with the Wye Valley Area of Outstanding Natural Beauty just a short drive away too.

Around a few corners is Woolpitch Park offering strolls through woodland and along paths that meander through this delightful open space, plus a community orchard and football field.

Taking a route through the streets in the other direction gets you quickly to Chepstow Community Hospital and a short walk into the town centre to access shops and a range of cafes, pubs and restaurants as well as the unique offer of walks by the river and around the majestic castle's grounds.

Should you need to travel away from the area, Chepstow is well-placed to assist, with direct access to the M48, M4 and M5 as well as offering a mainline train station.

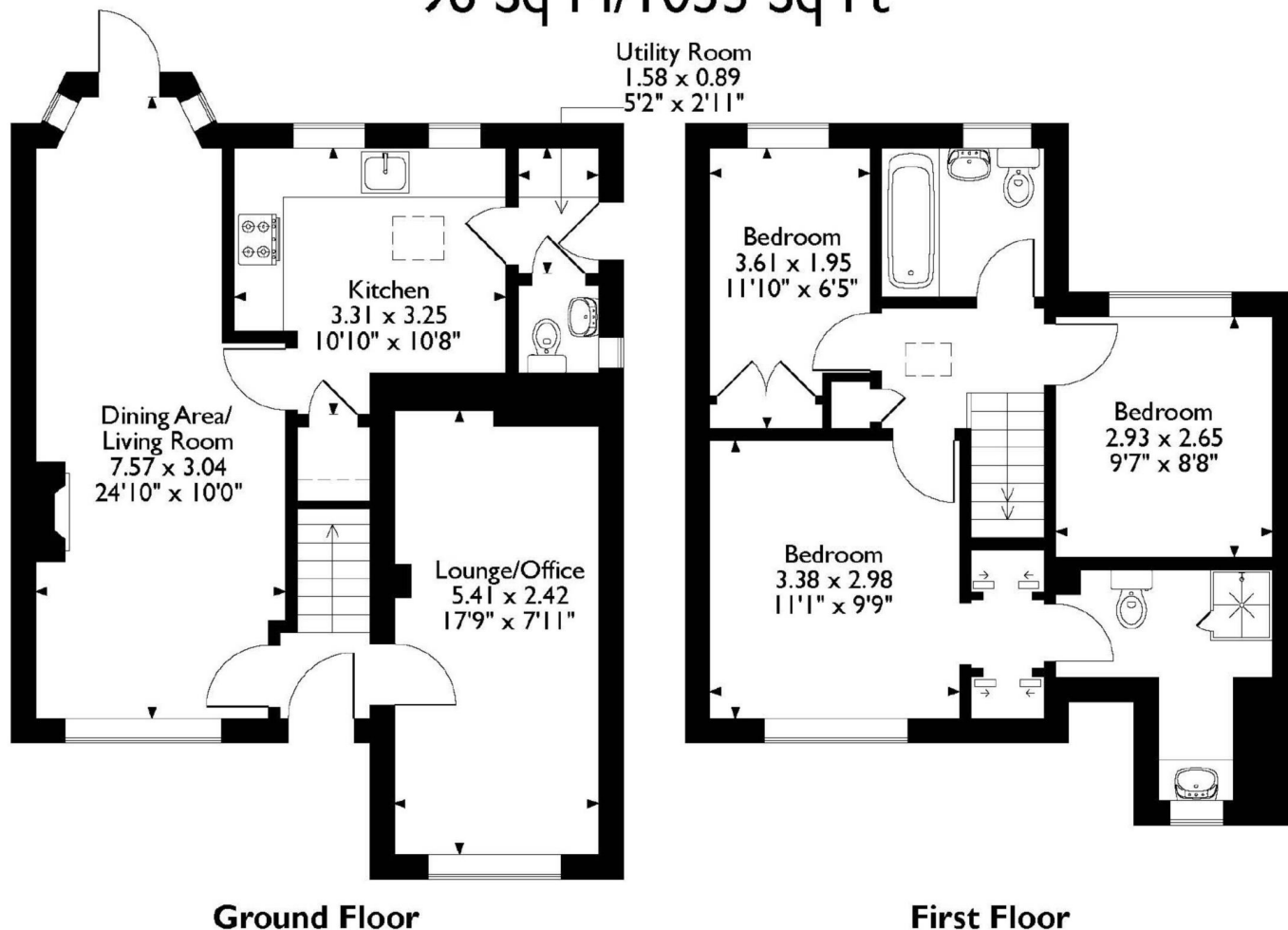
Step inside this handsome home with attractive brick facade to find a collection of well-designed rooms and spaces that this inviting abode offers for seamless social gatherings, as well a bonus room to find peace and solitude if required.

From the outside a visitor might have already realised that the integrated garage has been converted into an extra room and, as there's off-road parking on the driveway and the road itself is a quiet cul-de-sac, this further development of the house makes total sense.

Step inside this bonus room and it shouts versatility, easily able to morph into any function that the new owner desires, from home office to hobby room, children's playroom to home cinema or even a fourth bedroom for guests or to facilitate multi-generational living.

On the opposite side of the welcoming entrance hall is the main hub of the home, the lounge and dining room, with both spaces connected by a delightful archway and bathed in light from the dual aspect.

Approximate Gross Internal Area 96 Sq M/1033 Sq Ft



Ground Floor

First 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.

The lounge diner is a truly inviting space that can host a number of activities, with a sociable lounge area at the front offering comfortable sofas clustered around the fireplace, the perfect spot for relaxing and chatting with family and friends.

Through the archway and into the dining room, which can easily be a hub for gatherings too, with ample space for a sizeable dining table and chairs, as well as a wall of handy display storage.

This area boasts an extra feature that is sure to delight - a French door embedded within the bay window that provides a direct connection to the garden. Throw it open during hot weather for refreshing breezes to wander in and anyone in the house to wander out.

But even when the weather decides to turn nasty the bay window is a special area, framing the garden view and the weather's mesmerising activity, and an ideal place to add an armchair and create a wonderful reading nook.

STEP OUTSIDE



The garden is a low-maintenance parcel of peace that can perfectly fit around a family life. There's a sun-drenched patio accessed from the dining room's French door that is the ideal spot to relax, entertain and host alfresco dining experiences.

The outside space is cocooned by a fence and boasts views of mature trees that include the neighbours' foliage too, and the shed can offer handy extra storage space for bikes and gardening equipment.

At the front of the house there's off-road parking as well as a front garden lawn that is hugged by a hedge creating a delightful view of foliage and shades of green from the front lounge window.

INFORMATION

Postcode: NP16 6DQ

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: TBC





DIRECTIONS

From Larkfield Roundabout take the A466, St Lawrence Road, towards Chepstow Racecourse, passing the Community Hospital on your right-hand side. At the traffic lights take the next turning left into St Lawrence Park and follow the road around to the right and continue on and take the next left-hand turning and follow the road to the end of the cul-de-sac and the property will be located on the right hand side.



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