



CHEPSTOW

Guide price **£495,000**



31 BAILEY BRIDGE DRIVE

Chepstow, Monmouthshire NP16 5UR



4 bed detached newly constructed property
Situated on the desirable Brunel Quarter development
Under builders' warranty

We are excited to present this lovely, recently built four-bedroom property that has just come to the market. This is a fantastic opportunity to purchase a newly constructed home that still comes with a builder's warranty, providing peace of mind for any potential buyer.

The property boasts modern design features, spacious living areas, and a well-appointed kitchen, making it perfect for families or those looking for extra room. With its contemporary finishes and energy-efficient amenities, this home is not only stylish but also practical.

The market town of Chepstow, with its wide range of facilities, is just a stone's throw away, making this property a perfect blend of convenience and tranquility. Commuting is made easy with excellent bus and rail connections in Chepstow, as well as easy access to major road and motorway networks, bringing larger towns and cities within reach for both work and leisure.

Just steps from your doorstep lies the Offa's Dyke National Trail, leading you to the banks of the River Severn estuary. Here, you'll be captivated by panoramic views that provide a stunning backdrop whether you enjoy walking, cycling, or simply taking in the natural beauty, this location offers the perfect setting to enhance your lifestyle.



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KEY FEATURES

- Four bedroom detached recently constructed property
- Single garage and two additional parking spaces
- Located close to Chepstow Town Centre and amenities
- Under builders' warranty



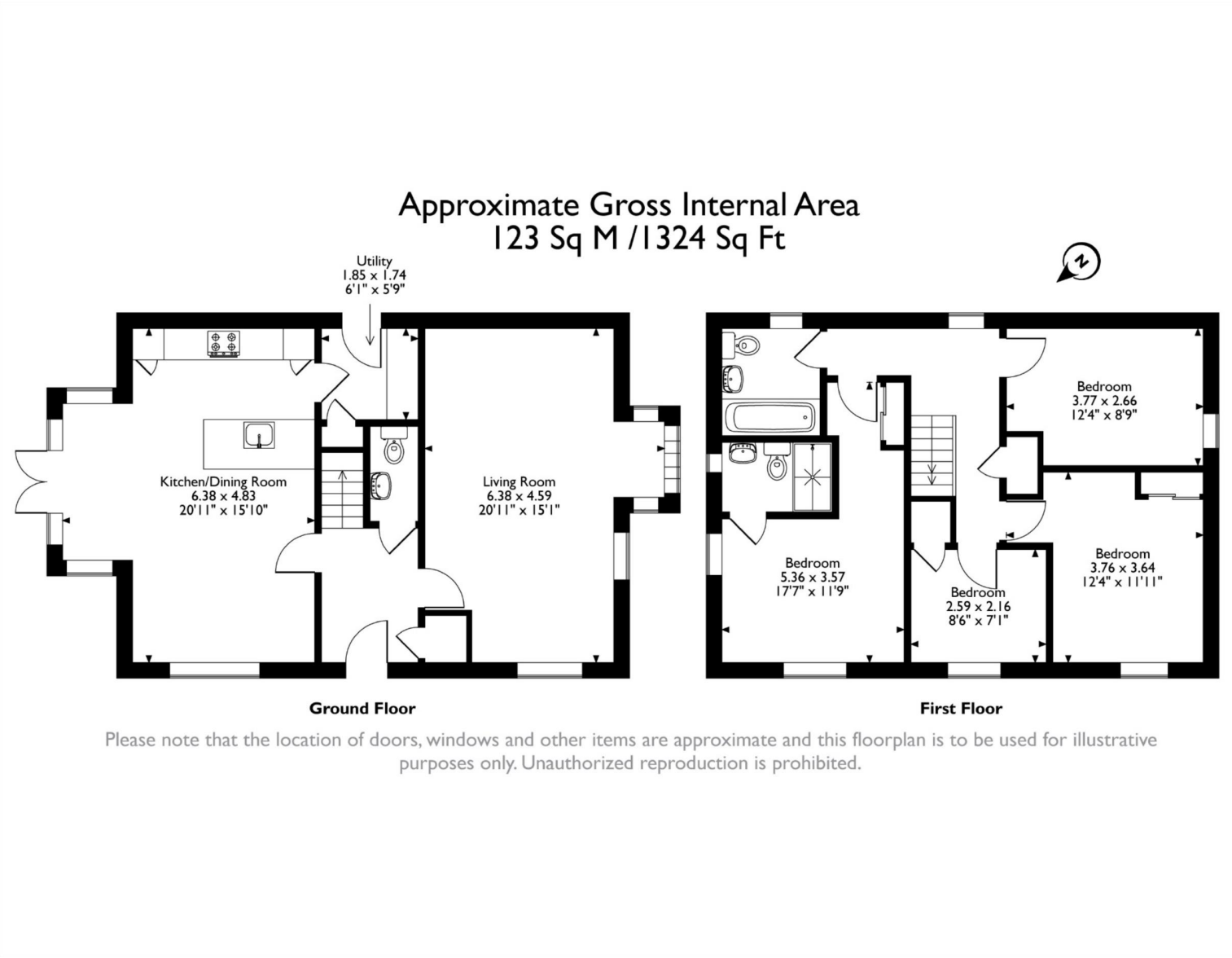
STEP INSIDE



As you enter this detached four-bedroom property, you are welcomed by a spacious entrance hall that provides access to various areas of the home.

To the right, you'll find a generous reception room that spans the depth of the property, and having a large floor-to-ceiling window creates a bright and inviting space for relaxation and entertainment.

To the left, the well-appointed modern kitchen diner features fitted appliances, sleek finishes, and ample worktop space that serves as a breakfast bar. There is plenty of room for family meals or gatherings. The kitchen boasts doors that lead out to the rear and side walled garden and the useful utility room and understairs cupboard, offering a seamless connection to the outdoor space.



As you ascend to the first floor, you'll find four good-sized bedrooms, each offering comfortable living spaces.

The principal bedroom is situated at the front of the property and boasts its own en-suite shower room and fitted wardrobes, providing a private retreat.

Additionally, a well-fitted family bathroom serves the other bedrooms, ensuring convenience for the whole household.

This property is a delightful example of a four-bedroom detached home, offering 1,356 square feet of well-designed living space.

STEP OUTSIDE



The site is nearing the end of development, and you can see that the landscaping is beginning to take shape on this development. Brunel Quarter is situated on the outskirts of Chepstow Town, offering convenient access to major grocery stores, a variety of restaurants, and a range of amenities. Additionally, the property boasts easy walking distance to the train and bus station, as well as motorway links, making it an ideal location for commuters.

AGENT'S NOTE:

Greenbelt Annual Management Charge to be charged when development is complete. Pricing yet to be confirmed but agreed price in 2020 was £52.75 + VAT which will increase by RPI starting from 1st October 2021.

INFORMATION

Postcode: NP16 5UR
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: B





DIRECTIONS

On leaving Chepstow on the A48 towards Lydney, when you come to the first set of traffic lights at the Tesco turning turn right. Take the second turning left proceed under the railway bridge and then proceed along this road taking the first turning right on the Bailey Bridge Drive then the property will be on the left-hand side at the far end of the development.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		84	93
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.