



CHEPSTOW

Guide price **£425,000**



LARKLEA

Hardwick Hill, Chepstow, Monmouthshire NP16 5PN



Individually designed property
Four bedrooms & two bathrooms
Off road parking & garage

Larklea is a spacious bungalow with four bedrooms, offering comfortable living in a convenient location close to the heart of Chepstow. The property boasts a large reception room, well-appointed kitchen, ground floor bathroom, and a first-floor shower room. Additionally, it features a double garage, parking space, and courtyard-style gardens.

Situated within easy reach of local schools, shops, and amenities, as well as the M48 motorway network, Larklea provides excellent accessibility. The accommodation is deceptively spacious, with a flexible layout that is well presented.



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KEY FEATURES

- Detached charming bungalow
- Four double bedrooms
- Versatile living accommodation
- Close to town centre
- Ample off road parking & double garage
- Secured courtyard garden & terraced area



STEP INSIDE

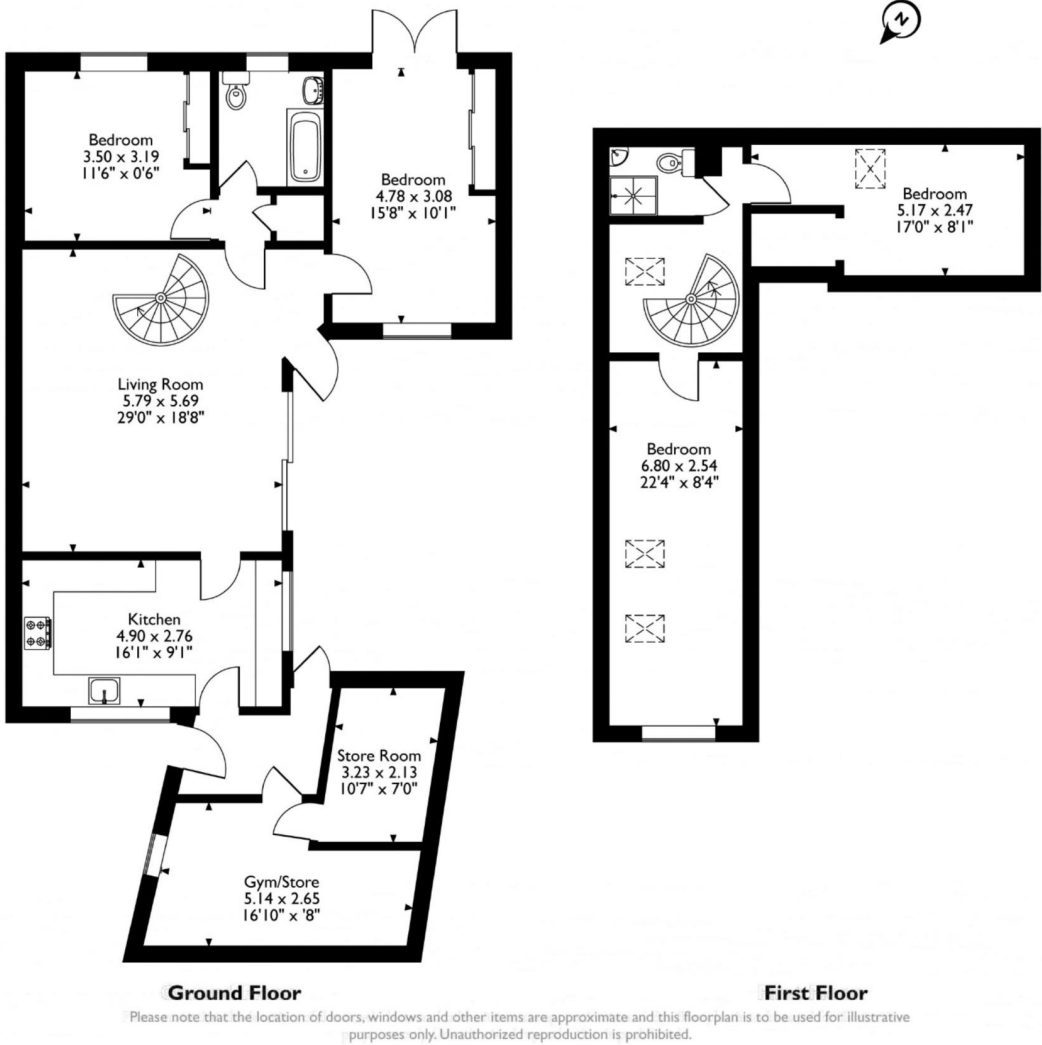


Stepping inside, a spacious and attractive living room with patio doors that open up to the secluded inner courtyard. A feature point of this immaculate room is the spiral staircase. It's important to note that the original stairway was removed by the vendors to install an attractive spiral staircase and have been made compliant with building regulations. The patio doors make this a light and pleasant room, creating a seamless connection between indoor and outdoor living spaces.

Off the lounge, you have access two double bedrooms. One of which has patio doors out to the courtyard. The family bathroom can also be found on the ground floor.

The kitchen has been tastefully updated by the present owners featuring a modern matching range of base and eye-level storage units with ample work surfaces. It includes a fitted electric hob with an extractor hood over and a separate electric oven. The kitchen also incorporates a single drainer sink unit and has a large window overlooking the front parking area. Other amenities include an integral dishwasher and a wall-mounted gas-fired boiler that provides domestic hot water and central heating. This well-equipped and aesthetically pleasing kitchen adds functionality and style to the home.

Approximate Gross Internal Area
140 Sq M/1507 Sq Ft



Ascending up the spiral staircase from the lounge, you are presented with two double bedrooms, both boasting Velux windows allowing in ample natural lights. Also located on the first floor is a shower room.

This property is very versatile in terms of its layout and functionality.

STEP OUTSIDE



The courtyard is a secluded charming outdoor space that provides a private and easily accessible area to enjoy. Additionally, the rear garden, accessed via steps, offers a delightful sunny area with views across lower Chepstow, creating a pleasant and picturesque setting. This outdoor space provides a variety of options for relaxation and enjoyment, adding to the overall appeal of the property.

The property includes an attached double garage featuring twin up-and-over doors, providing convenient access. The garage is complemented by a courtesy door connecting to the main property. The approach to the garage is through a brick paviour parking bay, adding both functionality and aesthetic appeal.

INFORMATION

Postcode: NP16 5PN
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From our Chepstow office proceed through the Town Arch continuing up Moor Street. At the main road junction with Hardwick Hill bear right and continue up the road for approximately 250 yards where you will find this property on your left-hand side.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | 84 |
| B (81-91) | | |
| C (69-80) | 72 | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| 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.