



CHEPSTOW

Guide price **£535,000**



 ARCHER & CO

www.archerandco.com

To book a viewing call 01291 626262

11 LARKFIELD PARK

Chepstow, Monmouthshire NP16 5QY



Your dream family home in Chepstow
A spacious garden for relaxation and fun
Modern living with elegant interiors

This lovely detached home in Larkfield Park, Chepstow, offers modern living in a well-established area. Recently decorated throughout, it features five generously sized bedrooms, perfect for families seeking space. The main reception room is bright and inviting, while the mix of carpet and tiled flooring throughout adds a touch of elegance. The bathrooms are modern and spacious, accommodating the needs of a busy household. The beautifully maintained garden, equipped with a lawn and stone patio, provides the perfect spot for outdoor activities. Additionally, the conservatory at the rear floods the home with natural light, creating a warm and welcoming atmosphere. Located close to local amenities and school options, this property combines comfort and practicality for a fulfilling family lifestyle.



Guide price
£535,000



KEY FEATURES

- Modern detached home with five bedrooms
- Recently decorated throughout
- Spacious living and garden areas
- Well-maintained conservatory
- Convenient location near amenities
- Driveway with attached garage



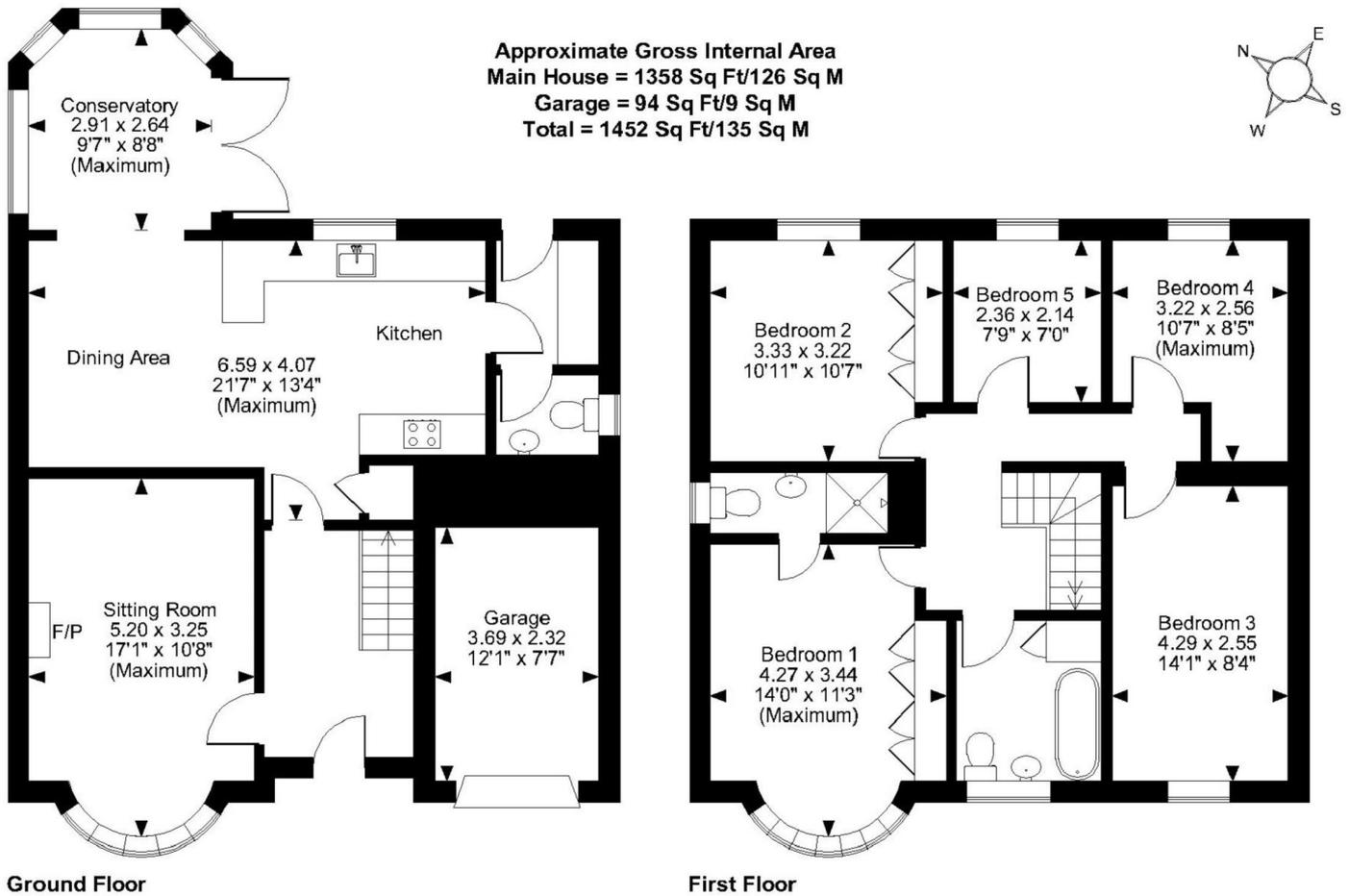
STEP INSIDE



Upon entering, guests are greeted by a light entrance hall that leads to the main reception room, which features elegant bay windows, contributing to the overall spacious feel of the home.

The kitchen is well-equipped and flows seamlessly into the dining area, making it ideal for entertaining .

The living area serves as the heart of the home, easily accommodating both relaxation and gatherings with family and friends.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8644603/SS

The five bedrooms are positioned thoughtfully, providing privacy and comfort - two of these are bright and spacious with built-in storage options.

Both bathrooms feature modern fittings and contemporary designs, making morning routines convenient and efficient.

This thoughtfully arranged interior allows for both social and private space, making it a fantastic family home

STEP OUTSIDE



The outdoor space of the property is equally impressive. The front garden is neat, with a manicured lawn and driveway leading to the attached garage, offering ample parking. At the rear, a spacious garden awaits, providing a perfect setting for outdoor entertaining or family activities. The stone patio is an excellent spot for outdoor furniture, creating an ideal area for summer barbecues. The partial brick wall offers privacy without compromising the garden's open feel, while the surrounding greenery and shrubs add a touch of nature. The conservatory adds extra charm, enhancing the connection between indoor and outdoor living. This garden is not only a retreat for relaxation but also a functional area for children to play or to host gatherings.

INFORMATION

Postcode: NPI 6 5QY

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From our Chepstow office proceed up through town through the town arch take the right hand turning at the junction on to the A48 towards the main St Lawrence roundabout. Take the second turning left into Larkfield Park, taking the second left where you will find number 11 straight ahead.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 chepstow@archerandco.com
 www.archerandco.com



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.