



CHEPSTOW

Guide price **£345,000**



11 JAMES STEPHENS WAY

Chepstow, Monmouthshire NP16 5GE



3-bed detached property
Sizable rear garden
No upper chain

Situated within a popular area of modern homes, this attractive and well-designed three-bedroom detached house offers spacious, light-filled interiors that create a truly move-in ready family home.

Located in the residential area of Thomwell, a southern suburb of the historic market town of Chepstow, this handsome home is close to local shops, schools, sports clubs, pubs, parks, and woodland walks along the River Wye.

A short drive north takes you into Chepstow's bustling town centre, where you'll find a variety of shopping, dining, leisure, and everyday amenities.

Excellent transport links include easy access to the M48 motorway, connecting directly to the M4 and M5, as well as a mainline railway station for effortless travel and commuting.

Beyond the comforts of home, the stunning landscapes of the Forest of Dean and the Wye Valley Area of Outstanding Natural Beauty are just a short drive away, offering endless outdoor activities and adventures.



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KEY FEATURES

- 3-bed modern detached property
- Garage and off-road parking
- Larger than average rear private garden
- Spacious dual aspect lounge with feature fireplace
- Great family kitchen and diner
- No upper chain



STEP INSIDE



Approaching the home via a charming symmetrical facade, you are welcomed into well-presented interiors designed for family living and social gatherings.

Across the hall, the kitchen/diner features neutral decor and modern finishes. The kitchen overlooks the front garden and street, while the dining area, with French doors opening onto the garden, offers one of the best spots in the house - perfect for outdoor meals and enjoying views of the lush foliage beyond.

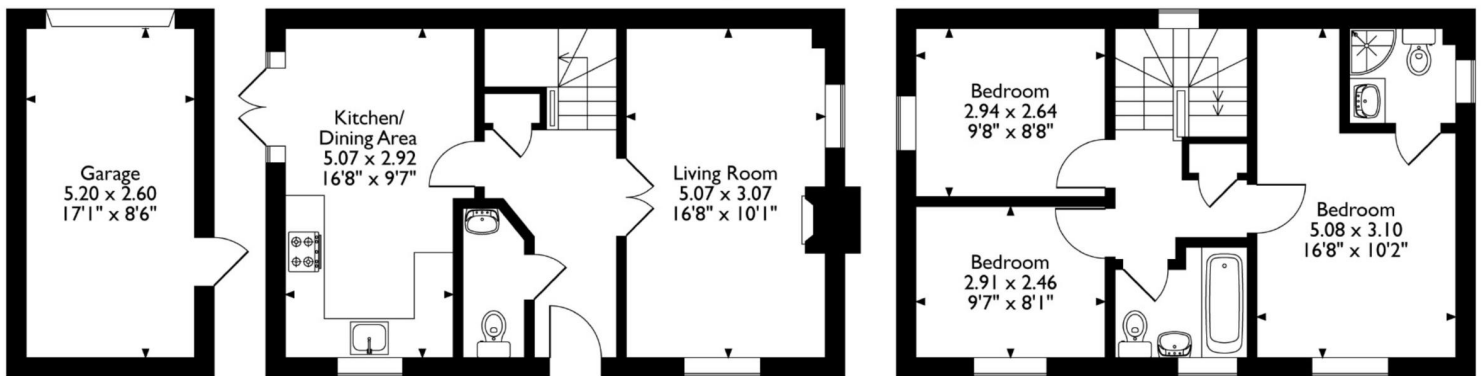
11, Street: James Stephens Way, Chepstow, Monmouthshire

Approximate Gross Internal Area

Main House = 84 Sq M/904 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Total = 97 Sq M/1044 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.

To the right of the hall, after passing the practical cloakroom and under-stairs storage, the spacious lounge extends the full depth of the house. Filled with natural light from the two windows, it is ideal for relaxing or entertaining guests.

Upstairs, the three double bedrooms maintain the neutral and modern decor found throughout the home, complemented by a family bathroom and an en-suite shower room for the principal bedroom.

STEP OUTSIDE



Outside, a garage and driveway provide ample parking, while the private garden with a sunny aspect patio is perfect for summer BBQs and alfresco dining.

INFORMATION

Postcode: NP16 5GE

Tenure:

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

Travelling along the A466 towards the M48 enter the roundabout and take the first exit signposted Thornwell. At the next roundabout take the third exit onto Denbigh Drive. Take the first right onto Caerwent Lane and then second left onto Samuel Rodgers Crescent. At the junction turn right onto James Stephens Way and the property can be found a short distance away on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		86
81-91	B		
69-80	C	74	
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	

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