

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 8 Hendrick Drive

Sedbury, Chepstow, NP16 7EL

No onward chain £369,950



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## Description

This individually designed detached bungalow offers over 1,000 sq. ft. of well-proportioned and versatile accommodation, and is presented to the market with the significant advantage of no onward chain.

Tucked away at the end of a private road, the property enjoys an enviable setting along with a beautifully established, sunny and private rear garden, ideal for relaxing or entertaining.

Internally, the home is thoughtfully arranged and begins with a welcoming and spacious reception hall. There is a well-appointed kitchen with a useful adjoining utility area, a separate dining room perfect for formal or family dining and a generously sized living room filled with natural light.

The property features two comfortable double bedrooms, including a primary bedroom benefiting from its own en-suite shower room, alongside a further double guest bedroom and a family bathroom.

Outside, the home continues to impress with a two garages, off-road parking for two vehicles, and mature, well-maintained gardens to both the front and rear, offering a pleasant outlook and a good degree of privacy.

Located in a sought-after residential area, this bungalow benefits from proximity to local shops, as well as junior and secondary schools. Nature enthusiasts will appreciate the abundance of nearby walking trails. Additionally, the bustling market town of Chepstow is just a short distance away, offering a wider range of amenities.

Public transportation including bus and rail links are also easily accessible. Furthermore, excellent motorway connections make commuting to Newport, Cardiff, and Bristol a breeze.

## Reception Hall

Open porch leading to opaque double glazed door with complimentary side window into the l-shaped reception hall. Useful storage cupboard. Airing cupboard housing hot water cylinder. Electric heater. Doors off.

## Kitchen

36'1"6'6" x 29'6"29'6" (11'02 x 9'09)

Fitted with a matching range of base and eye level storage units with open display and glass fronted cabinets. Under pelmet lighting. Built in oven (not working) Four ring electric hob set into work surface (not working) plumbing and space for automatic washing machine. Space for upright fridge freezer. Breakfast bar. Tiled floor throughout. Double glazed window. Door to utility area. Door to living room.

## Utility Area

Opaque double glazed door to driveway. Tiled floor.

## Dining Room

10'01 x 8'11 (3.07m x 2.72m)

Coving. Good quality wood effect flooring. Sliding glass doors to living room. Glass panelled door to living room. Sliding double glazed doors to rear garden.

## Living Room

20'06 x 11'09 (6.25m x 3.58m)

Coving. Open fireplace with stone chimney and marble hearth. Two electric heaters. Sliding double glazed door to rear garden. Glazed door to reception hall.

## Bedroom One

11'10 x 11'08 (3.61m x 3.56m)

Electric heater. Double glazed window. Door to en-suite shower room.

Tel: 01291 418418

### En-Suite Shower Room

Low level W.C. Pedestal wash hand basin. with light and shaver point over. Step in enclosure with electric shower. part tiling to walls. electric heater. Opaque double glazed window to rear elevation.

### Bedroom Two

11'08 max to door recess x 10'08 (3.56m max to door recess x 3.25m)

Built in wardrobe. Electric heater. Double glazed window.

### Bathroom

Low level W.C. Pedestal wash hand basin with light and shaver point over. Bath with mixer tap and shower attachment over. Tiling to walls. Tiled floor. Electric heater. Extractor fan. Opaque double glazed window.

### Gardens

The gardens to the front of the property are mainly laid to lawn, creating an attractive and welcoming approach with a pleasant open aspect.

To the rear, the gardens are of a particularly generous size, enjoying a sunny orientation and a high degree of privacy, making them ideal for both relaxation and entertaining. The grounds are again predominantly laid

to lawn, interspersed with a charming selection of mature apple trees and a variety of established specimen trees, all of which add character and seasonal interest. The boundaries are well defined by mature hedging.

A raised seating terrace, conveniently accessed from both the living room and dining room, provides an ideal space for outdoor dining and social gatherings, allowing you to fully appreciate the peaceful garden setting.

### Garages and Parking

Two attached garages with up and over doors. Parking to front.

### Material Information

Council Tax Band - D

Tenure - Freehold

We are informed the property is of standard construction.

Mains electricity. Mains water. Mains drainage. Electric Heaters.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



## Road Map



## Hybrid Map



## Terrain Map



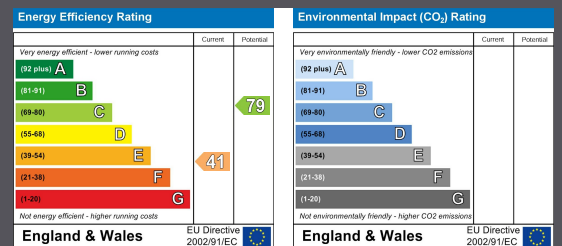
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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