

H & H

HOUSE & HOME
PROPERTY AGENTS



5 Loop Road

Beachley, Chepstow, NP16 7HE

£449,950



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Description

This well-presented property offers a blend of comfort and functionality, complemented by delightful, well-established gardens that provide a private and sunny retreat. The accommodation comprises an entrance porch leading into a spacious reception hall, a living room featuring a multi-fuel wrought iron wood burner, and a bright conservatory. The contemporary kitchen seamlessly connects to a breakfast room/utility area, enhancing practicality. There is also a convenient W.C. accessed off this space. Three generously sized double bedrooms and a modern shower room. Additionally, the former garage has been thoughtfully converted into a versatile home office or gym. Externally, a long driveway leads to a generous parking and turning area, as well as a carport. The gardens boast an abundant range of seasonal plantings, shrubs, trees, and bushes, creating a serene outdoor haven.

The property itself is located a short distance away from the village of Sedbury. Sedbury itself, has a range of local facilities to include local shops, butcher, doctors' surgery and chemist.

For the outdoor enthusiast, there are many walks nearby, including the Wye Valley Greenway and the Offas Dyke footpath. The Forest of Dean and Wye Valley are a short distance away. The market town of Chepstow is also within close proximity with an attendant range of facilities. Bus and rail links, the A48, M48, M4 and M5 motorway networks bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

Porch

Approached via UPVC double glazed and panelled door. Tiled floor. UPVC double glazed and panelled door into reception hall.

Reception Hall

13'10 x 5'07 (4.22m x 1.70m)

Coving. Access to loft inspection point with drop down ladder and light to loft space. Oak flooring. Panelled radiator. Doors off.

Living Room

20'07 x 14'09 max (6.27m x 4.50m max)

Coving. Fireplace with floating wooden lintel and wrought

iron multi fuel burner. Oak flooring throughout. Two panelled radiators. UPVC double glazed window to front elevation with plantation style shutters. Double doors with plantation style shutters to conservatory. Door to kitchen.

Conservatory

9'03 x 7' (2.82m x 2.13m)

Tile effect flooring. Panelled radiator. UPVC double glazed windows to all sides. UPVC double glazed door to garden.

Kitchen

10'10 x 8'03 (3.30m x 2.51m)

Fitted with a matching range of high glass base and level storage units all with granite effect work surfaces and tile upstands. Stainless steel sink and mixer tap. Under pelmet lighting as well as kick plate lighting. Built in fan assisted electric oven. Five ring gas hob set into work surface with tile splash back, extractor hood and lighting over. UPVC double glazed window to side elevation. UPVC double glazed window and door to breakfast room/utility.

Breakfast Room/Utility

34'04 x 6 (10.46m x 1.83m)

Range of base units with work surface and tile splash backs over. Two ring electric hob set into work surface. Plumbing and space for automatic washing machine. Tiled floor throughout. Two Panelled radiators. Three UPVC double glazed windows to rear elevation. UPVC double glazed and panelled door to rear elevation. Door to useful storage cupboard. Door to W.C.

W.C.

Low level W.C. Opaque UPVC double glazed window to side elevation.

Bedroom One

12'06 x 11'06 (3.81m x 3.51m)

Coving. Panelled radiator. UPVC double glazed window to front elevation with plantation style shutters.

Bedroom Two

11'07 x 10'11 (3.53m x 3.33m)

Coving. Panelled radiator. UPVC double glazed window to rear elevation.

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Bedroom Three

10'10 x 9'07 (3.30m x 2.92m)

Coving. Panelled radiator. UPVC double glazed window to rear elevation.

Shower Room

Inset spotlighting and extractor to plain ceiling. Modern white suite to include Low level W.C. with concealed cistern. Wash hand basin with chrome mixer tap set over vanity storage unit. Mirrored cabinet with lighting over. Step in enclosure with waterfall shower and separate shower attachment. Part tiling to walls. Tiled floor. Chrome towel radiator.

Office/Gym

16'05 7'06 (5.00m 2.29m)

Formally the garage, this is useful space with power and lighting.

Gardens

The beautifully maintained mature gardens offer a private and sunny retreat, featuring a variety of inviting seating areas. Predominantly laid to lawn, they are enhanced by well-stocked beds and borders filled with seasonal plants, shrubs, trees, and bushes. A standout feature is the magnificent magnolia tree, which blooms twice a year, adding to the garden's charm and character.

Carport and Driveway

Carport and parking plus turning area accessed via a long private driveway.

Material Information

Tenure - Freehold

Council Tax Band - D

Mains gas. Mains electricity. Mains water. Septic Tank.

We are informed the property is standard construction.

Broadband and mobile coverage.

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

Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partners Smartsearch and Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link to all buyers for you to complete the biometric and other checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. Please contact the office if you have any questions in relation to this.



Road Map



Hybrid Map



Terrain Map



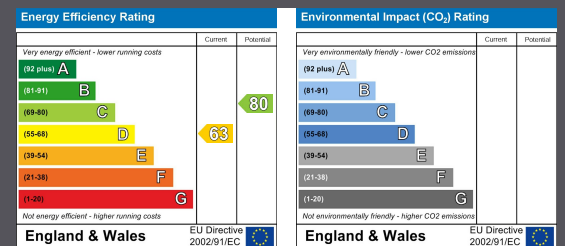
Floor Plan



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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