H&H
HOUSE & HOME
PROPERTY AGENTS



10 Bailey Bridge Drive

Brunal Quarter, Chepstow, NP16 5UR

No onward chain £369,950

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Description

Offered to the market with no onward chain, this beautifully presented and extensively upgraded three-storey townhouse provides spacious, contemporary living in a highly convenient location.

From the moment you step inside, the quality and attention to detail are immediately apparent. The welcoming entrance hall leads to a stunning contemporary kitchen/breakfast room, fitted with a range of integrated appliances and designed perfectly for modern family life. To the rear of the property, the impressive open-plan living and dining room offers a wonderful space for both relaxing and entertaining, with French doors opening directly onto the beautifully landscaped, sun-filled rear garden. A convenient ground-floor W.C. completes the accommodation on this level.

The first floor hosts two generously sized double bedrooms, ideal for family members or guests, together with a stylish Jack-and-Jill bathroom serving both rooms.

Occupying the entire top floor is the exceptional principal bedroom suite, creating a luxurious private retreat. This impressive space benefits from fitted wardrobes and a contemporary en-suite shower room featuring a large walk-in double shower enclosure.

Externally, the property continues to impress. The attractive landscaped rear garden enjoys a sunny aspect and provides direct access to the attached garage. In addition, there is private off-road parking, offering practicality alongside the property's stylish appeal.

Perfectly positioned, the home is within easy reach of local shops, highly regarded schools, motorway links and the train station, making it an excellent choice for commuters, professionals and families alike.

Early viewing is highly recommended to fully appreciate the quality, space and location this outstanding home has to offer.

Reception Hall

Approached via a composite door with double glazed insert. Karndean wood effect flooring. Turn stars to first floor landing. Doors off.

Kitchen Breakfast Room

12'9" x 6'2" (3.90 x 1.88)

Fitted with a matching range of contemporary high gloss base and eye level storage units with counter top lighting and lighting to kick plates. One and half bowl stainless steel sink with mixer tap set into work surface with complimentary up stands. Five ring gas hob set into work surface with glass splash back and stainless steel extractor hood and lighting over. Built in fridge freezer and separate drinks fridge. Integrated slim line dishwasher. Integrated washing machine. Karndean wood effect flooring. Panelled radiator. Full height UPVC double glazed window.

Living Dining Room

16'6" max x 13'2" (5.05 max x 4.03)

Continuation of Karndean wood effect flooring. Useful under stairs storage cupboard. Panelled radiator. UPVC double glazed French doors and windows to rear landscaped garden.

Ground Floor W.C.

Low level W.C. Pedestal wash hand basin with chrome mixer tap and tile splash back. extractor fan. Karndean wood effect flooring. Panelled radiator.

First Floor Stairs and Landing

Panelled radiator. Doors off. Turn stairs to first floor landing.

Guest Bedroom Two

13'2" x 10'11" (4.03 x 3.34)

Panelled radiator. Two UPVC double glazed windows to rear elevation. Door to Jack and Jill bathroom.

Jack and Jill Bathroom

White suite to include low level W.C. Pedestal wash hand basin with chrome mixer tap and tile splash back. Bath with mains fed shower and glazed shower screen over. Part tiling to walls. Tile effect flooring. Extractor fan. Door to landing.

Tel: 01291 418418

Guest Bedroom Three
13'2" x 9'8" (4.03 x 2.96)
Panelled radiator. Two UPVC double glazed windows to front elevation.

Second Floor Stairs and Landing
Panelled radiator. Door to primary bedroom.

Primary Bedroom
28'4" x 13'0" going to 8'11" (8.66 x 3.98 going to 2.72)
An impressive bedroom with range of fitted wardrobes. Useful Storage cupboard. Two panelled radiators. UPVC double glazed window to front. Two double glazed Velux windows to rear. Loft inspection point. Door to En-suite shower room.

En-Suite Shower Room
Low level W.C. Pedestal wash hand basin with chrome mixer tap and tile splash back. Shaver point. Double step in enclosure with mains fed shower. Part tiling to walls. Tile effect flooring. Panelled radiator. Extractor fan. Double glazed Velux window to front.

Garden
Attractively landscaped sunny and low maintenance rear garden. There is a paved seating area, level faux grass area and a raised decked seating area with lighting. Fence to boundary. Outide tap, electricity and light. Personal door to garage.

Garage and Parking
18'0" x 8'9" (5.51 x 2.67)
With up and over door, power points and lighting. Personal door to rear landscaped garden. Parking to front.

Material Information
Council Tax Band - E
Tenure - Property is Freehold
Tenure - Garage is leasehold on a 999 year peppercorn lease.
Mains gas. Mains electricity. Mains water. Mains drainage.
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/
Annual Maintenace Charge - The initial AMC is £52.75 plus VAT per bedroom. This figure will be increased yearly in-line with the retail price index starting from 1st October 2021.Once Greenbelt starts to manage the open space the AMC will then be calculated from the anticipated management cost for the next year."

Anti Money Laundering
Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners and they charge a non refundable fee of £27 plus VAT per person for this service.









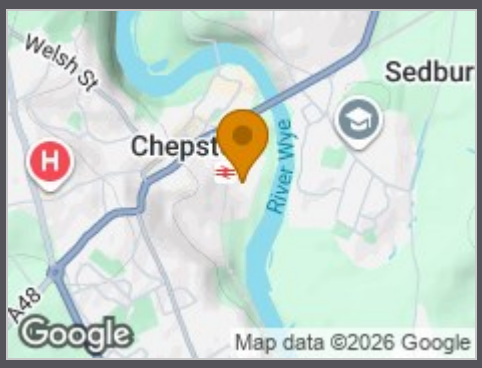
Road Map



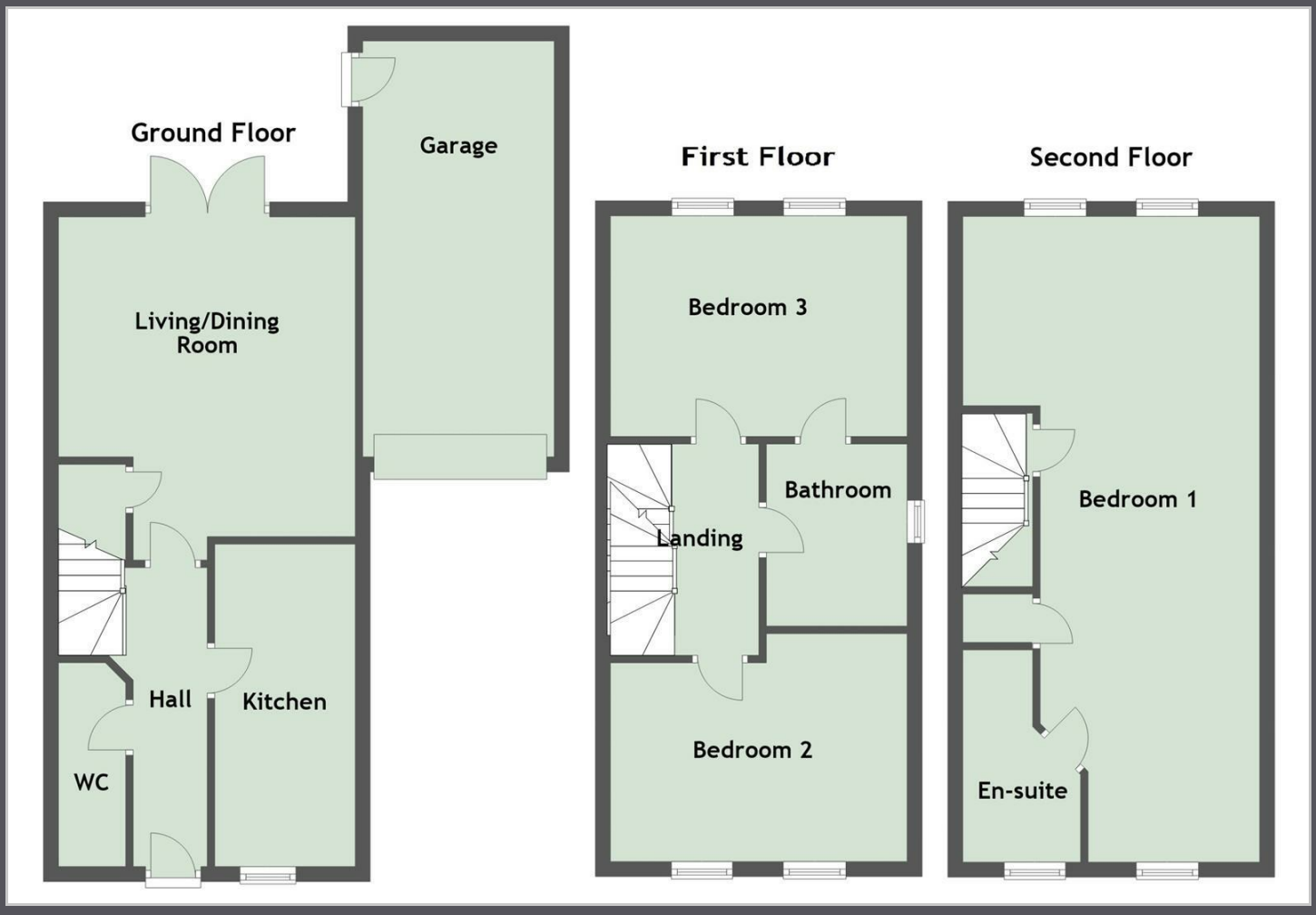
Hybrid Map



Terrain Map



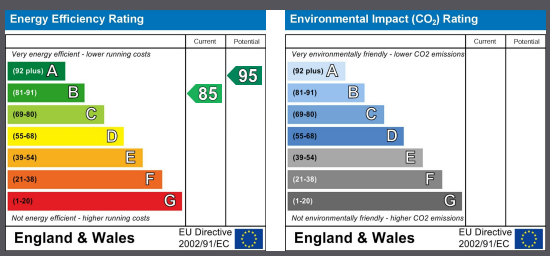
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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