

H & H

HOUSE & HOME
PROPERTY AGENTS



7 Collingwood Close

, Chepstow, NP16 5SU

No onward chain £324,950



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Description

Discover the perfect blend of space, style and location with this beautifully presented semi-detached home, set within a peaceful and highly sought-after residential area.

Step inside to a welcoming reception hall leading to a generous living room, ideal for relaxing or entertaining, which flows seamlessly into a stunning modern kitchen-dining room. Sliding doors opening directly onto the rear garden, which is the perfect space for family living and summer gatherings. A convenient ground-floor W.C. completes the downstairs accommodation.

Upstairs you will find three well-proportioned bedrooms, all featuring built-in or fitted wardrobes, along with a shower room.

Outside, the property enjoys a low-maintenance front garden, a private rear garden backing onto tranquil woodland, and the added benefit of an attached garage and driveway providing ample parking.

A superb opportunity to own a stylish and spacious home in a desirable location, early viewing is highly recommended!

Local amenities can be found nearby and the property is situated close to the market town of Chepstow with its abundant range of facilities. There are plenty of shops, bars, cafes and restaurants as well as good junior and comprehensive schools in the area. Chepstow is known as the gateway to the Wye Valley, itself a designated area of outstanding natural beauty. For those that enjoy the outdoors, there are many walks in the area including the Wye Valley Walk, which starts a short distance away at Chepstow Leisure Centre and Wales coastal footpath which starts in Chepstow and follows the coastline all the way to North Wales.

For the commuter, there are excellent road networks to

include the M48 Severn Bridge crossing to England, which is minutes away plus bus and rail links to be found in Chepstow. All of which bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

Reception Hall

Approached via a composite panelled door with double glazed inserts. Coving. Panelled radiator. Stairs to first floor landing. Doors off.

Living Room

15'07 x 13'06 (4.75m x 4.11m)

Coving. Panelled radiator. UPVC double glazed window to front elevation. Door to kitchen dining room.

Kitchen Dining Room

17'01 x 8'05 (5.21m x 2.57m)

The kitchen area is fitted with a matching range of shaker style base and eye level storage units all with granite effect work surfaces over and tile splash backs. One and a half bowl stainless steel sink and mixer tap set into work surface. Built in fan assisted electric oven with space for microwave over. Four ring gas hob set into work surface with tile splash back and stainless steel extractor hood with light over. Plumbing and space for automatic washing machine. Space for dishwasher or tumble dryer. Under stairs storage cupboard. Panelled radiator. UPVC double glazed window to rear elevation. Double glazed sliding patio doors to rear garden.

Ground Floor W.C.

Low level W.C. with pushbutton flush. Corner wash hand basin with tile splash back. Panelled radiator. Opaque UPVC double glazed window to front elevation.

Tel: 01291 418418

First Floor Stairs and Landing

Coving. Access to loft inspection point. Two useful storage cupboards. Doors off.

Bedroom One

11'06 x 10 (3.51m x 3.05m)

Coving. Range of good quality fitted bedroom furniture to remain. Built in wardrobe. Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Two

10'08 x 9 (3.25m x 2.74m)

Coving. Built in wardrobe. Panelled radiator. UPVC double glazed window to front elevation.

Bedroom Three

7'09 x 5'09 (2.36m x 1.75m)

Coving. Fitted wardrobes. Panelled radiator. UPVC double glazed window to front elevation.

Shower Room

Inset spotlighting and extractor to plain ceiling. Low level W.C. with push button flush. Pedestal wash hand basin. Mains rainwater head shower and separate shower attachment. Mirror with light to remain. Part tiling and part shower panels to walls. Anti slip flooring.

Chrome towel radiator. Opaque UPVC double glazed window to rear elevation.

Garden

To the front elevation the garden has been laid to loose stone chippings for ease of maintenance. The rear gardens have also been landscaped for ease of maintenance and have a full width patio area, faux grass and stocked beds and borders. Garden shed to remain. Fence to boundary. Backing onto woodland giving a good degree of privacy.

Garage & Parking

Driveway leading to carport and garage with up and over door power points and lighting. Personal door to rear garden.

Material Information

Council Tax Band - D

Tenure - Freehold

We are informed the property is of standard construction.

Mains electricity. Mains gas. Mains water. Mains drainage.

Broadband and mobile coverage.

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



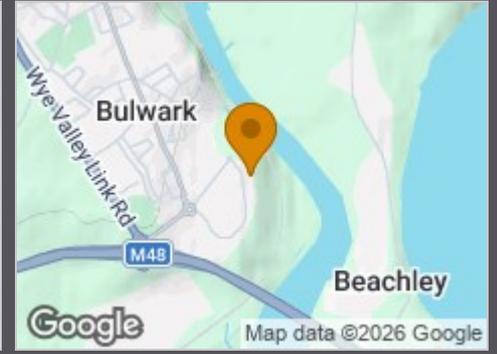
Road Map



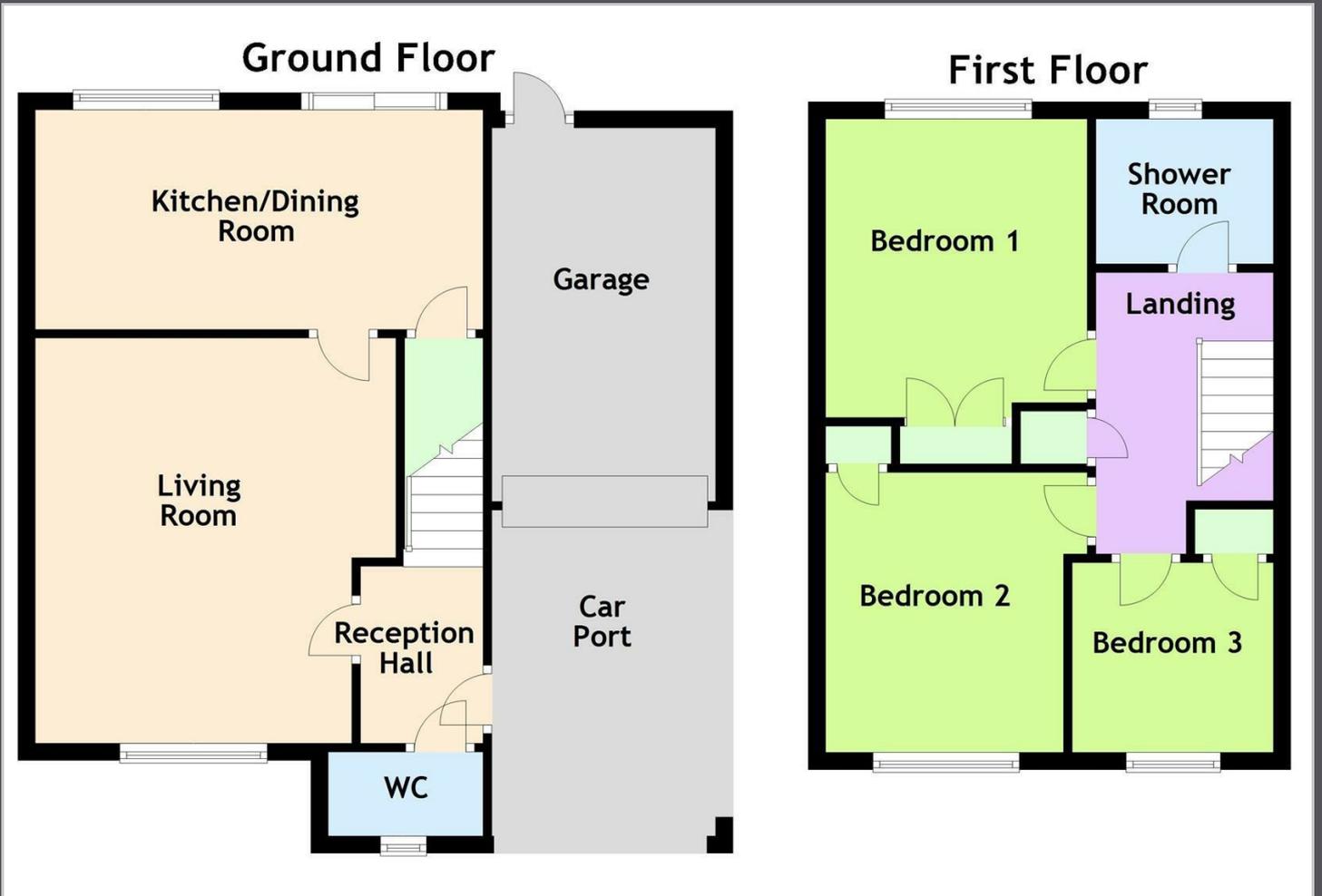
Hybrid Map



Terrain Map



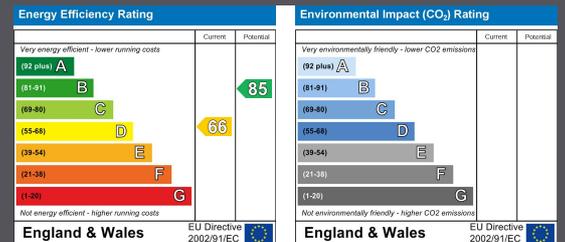
Floor Plan



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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