

H & H

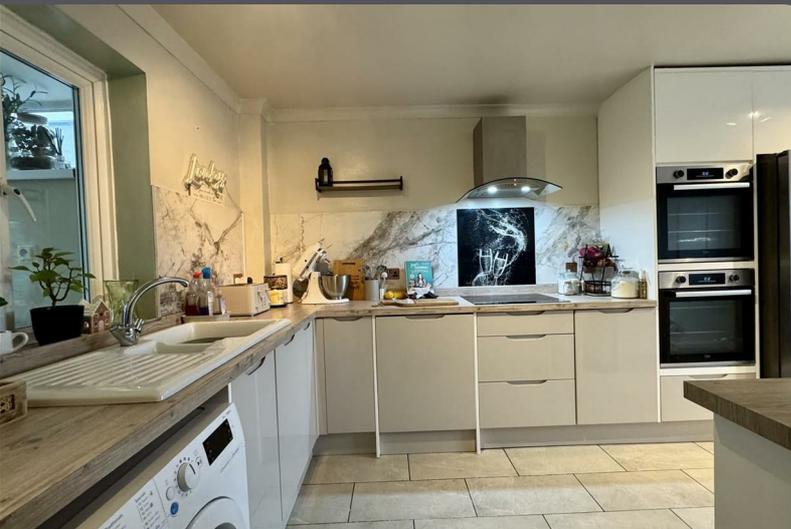
HOUSE & HOME
PROPERTY AGENTS



3 Alpha Road

Bulwark, Chepstow, NP16 5QX

£278,950



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Description

Step inside this beautifully styled gem and you'll instantly feel at home. Designed with modern living in mind, every detail has been thoughtfully finished to the highest standard.

The bright and welcoming entrance hall sets the tone, flowing seamlessly into a sleek modern kitchen/breakfast room, perfect for morning coffee or weekend brunch. The cosy living room leads effortlessly into a charming dining room, complete with underfloor heating, a handy utility space and french doors that open onto your own private landscaped garden, which are ideal for relaxing or entertaining. There is also a three person hot tub available by separate negotiation. Upstairs, you'll find three bedrooms and a luxurious shower room, offering a welcoming retreat at the end of the day. With off-road parking at the front and low-maintenance outdoor spaces, this home is ready for you to simply unpack and enjoy.

Local amenities and can be found nearby as well as the market town of Chepstow with its attendant range of facilities. 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 close by 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 composite panelled door with double glazed inserts. Tiled floor. Stairs to first floor landing. Oak glazed doors to kitchen breakfast room and living room.

Kitchen Breakfast Room

16'4" x 11'7" max to door recess (4.98m' x 3.53m' max to door recess)

Fitted with a contemporary range of base and eye level storage units with wood effect work surfaces, complimentary upstands and marble effect splash backs. One and half bowl ceramic sink set into work surface. Built in twin fan assisted electric ovens. Four ring touch control induction hob set into work surface with glass splash back and extractor hood with lighting over. American style fridge freezer with cold water dispenser to remain. Integrated dishwasher. Plumbing and space for automatic washing machine. Understairs storage cupboard. Tiled floor. Contemporary style radiator. UPVC double glazed windows to front and rear elevations. Oak glazed door to living room and reception hall.

Living Room

16'4" x 10' (4.98m' x 3.05m)

Coving. Wood effect flooring. Contemporary style radiator. UPVC double glazed window to front elevation. UPVC Double glazed french doors to dining room.

Dining Room

16'11" x 13'01" (5.16m' x 3.99m')

Inset spotlighting to vaulted ceiling. Ceramic tiled floor with under floor heating. Panelled radiator. Utility area with plumbing and space for automatic washing machine. Full width UPVC double glazed windows to

Tel: 01291 418418

rear elevation. UPVC double glazed french doors to landscaped rear garden.

First Stairs and Landing

Access to loft inspection point with dropdown ladder. Range of useful storage cupboards one of which houses a wall mounted gas combination boiler. Wood effect flooring. Doors off.

Bedroom One

11'5' max x 11'09' max' (3.48m' max x 3.58m' max')
Useful storage cupboards. Panelled radiator. UPVC double glazed window to to front elevation.

Bedroom Two

10'3' x 8' (3.12m' x 2.44m)
Wood effect flooring. Panelled radiator. UPVC double glazed window to front elevation.

Bedroom Three

8'1' x 7'3' (2.46m' x 2.21m')
Wood effect flooring. Panelled radiator. UPVC double glazed window to rear elevation.

Shower Room

Inset spotlighting and extractor to plain ceiling. Low level W.C. with Wash hand basin and mixer tap set

over vanity storage unit with mirror and light over. Step in double enclosure with fixed waterfall shower and separate shower attachment. Shower panels to walls. Tiled floor. Towel radiator. Opaque UPVC double glazed window to rear elevation.

Garden

Low maintenance landscaped garden to the rear of property, which has pedestrian access. Stocked flower beds. Generous paved seating areas, perfect for entertaining and alfresco dining during the warmer months. Three garden sheds to remain, one of which has a power supply and houses a three person hot tub which is available by separate negotiation. Mature hedge to boundary. Gate to rear footpath.

Driveway

Off road parking to the front elevation for two vehicles.

Material Information

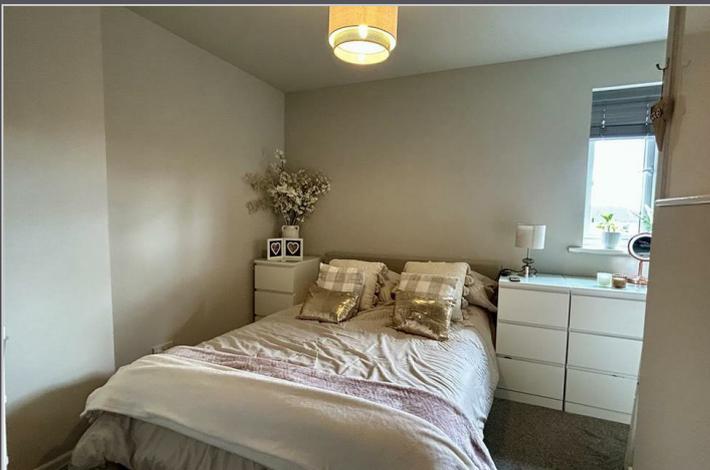
Tenure - Freehold

Council Tax Band - C

Mains gas. Mains electricity. Mains water. Mains drainage. Solar panels.

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/>



Road Map



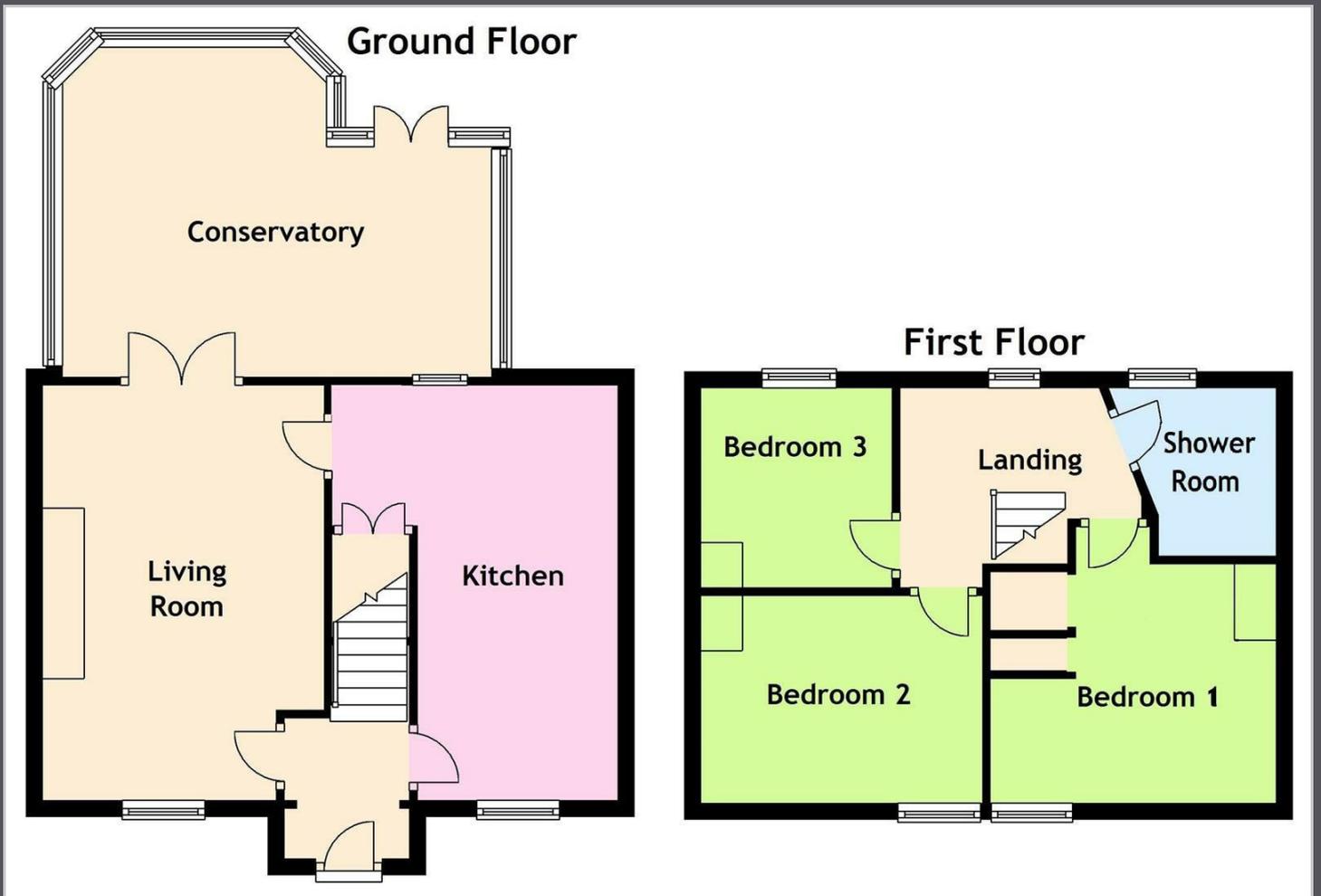
Hybrid Map



Terrain Map



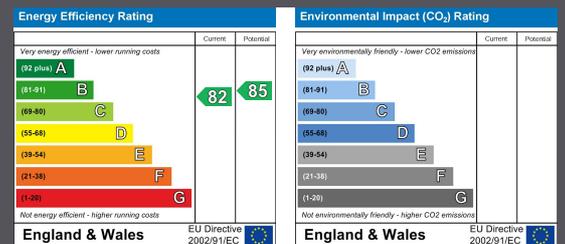
Floor Plan



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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