



CHEPSTOW

Guide price **£265,000**



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33 WOOLPITCH WOOD

Monmouthshire NP16 6DR



Three-bed modern home on a quiet plot
Generous, private garden garage
Sociable kitchen/diner & large lounge

Tucked away on a corner plot within the popular residential area of Woolpitch Wood in the historic town of Chepstow, this handsome and modern three-bed home has so much to offer a first-time buyer, family, or someone looking to downsize.

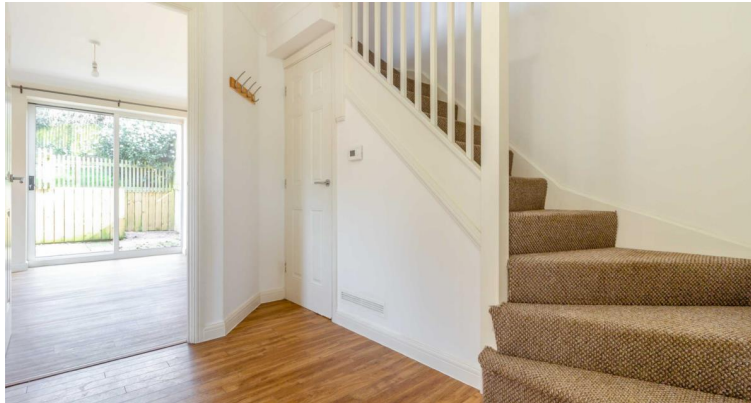
Being located in the bend of the road as it meanders through this attractive estate has the benefit of extra outside space. The position of the house offers ample space for a number of cars on the driveway and there's also a garage.

Outside is perfect for the humans living at the address too, with a generous and private garden that boasts a sunny patio that hugs the house and an elevated lawned section providing a peaceful place to enjoy a relaxed brunch or evening meal with family and friends. Inside, the end of terrace offers more areas for enjoyable socialising, in the kitchen diner or the large lounge that connects seamlessly to the garden patio via patio doors.

Upstairs are three bedrooms and a family bathroom, with the primary bedroom boasting an en-suite shower room.



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KEY FEATURES

- Tucked away on a corner plot
- Popular residential area
- Handsome & modern three-bed end of terrace
- Off-road parking for several cars & garage
- Generous and private rear garden
- Kitchen/diner plus large lounge leading



STEP INSIDE



Located within the heart of this modern development, from the front door it's an easy and enjoyable walk to nearby open fields, a community orchard, woodland walks and a children's playground.

The attractive brick house is also well located for access to Chepstow community hospital, local primary and secondary schools, and all the socialising and shopping opportunities the pretty market town of Chepstow can offer.

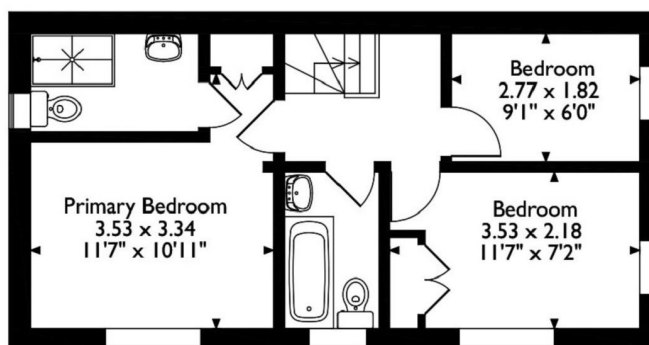
There's easy access to major road routes to cities such as Bristol, Newport and Cardiff plus a train station in Chepstow for work and further amenities, and these good transport links also making regularly exploring the stunning countryside that cocoons the house and the town, including the Wye Valley and The Forest of Dean, an easy and enjoyable day out.

Step inside this handsome home, which is an attractive addition to the streetscene via its delightful multi-toned brick faade, and the property reveals its instant and pleasing mix of light, space and modern, walk-in ready' neutral decor. The welcoming central front door opens into a well-designed, light-filled comfortable home that is a perfect pad for first-time buyers, a family, or buyers looking to downsize.

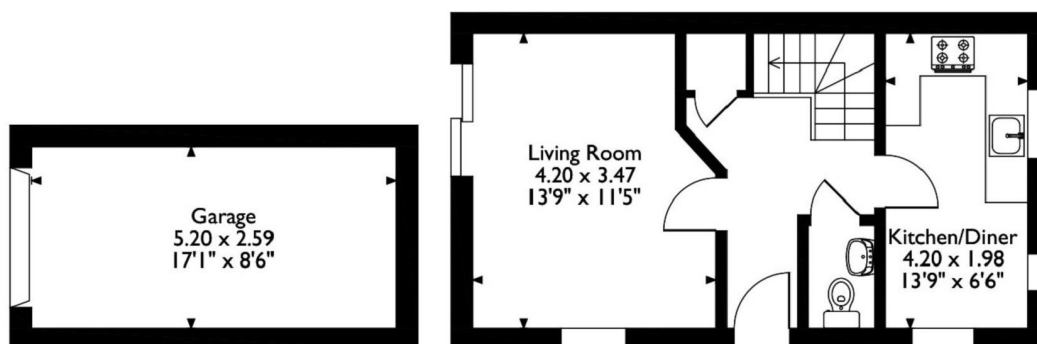
The practical aspect of this modern house is immediately obvious with the hall offering access to a cloakroom as well as bonus, hidden storage under the stairs that's perfect as a home for the mountain of shoes and coats a busy family inevitably produces.

From this central spot in the heart of the house there's a choice of the spacious lounge to the left and a sociable kitchen diner to the right, both designed to optimise the space and create rooms where memorable moments and happy experiences are created.

Approximate Gross Internal Area
Main House = 69 Sq M/743 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 82 Sq M/883 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The lounge can boast cascades of light from its front facing window and sliding doors out to the garden patio, which also perfectly frame the view of the pretty, private garden as it stretches up a gentle slope to its tree and shrub lined conclusion.

Summer days spent with the garden door flung open and refreshing breezes wafting in while people wander in and out of the house and sink into a relaxing garden lounger in the sun is a lifestyle to look forward to during the warmer months.

Winters spent nestled into a squishy sofa or armchair with family and friends to watch the match or a movie are the highlights of the colder months in this cosy and comfortable space.

On the other side of the hall is a sociable, well-equipped kitchen diner perfect for mealtime gatherings and keeping the cook company. The room is awash with natural light thanks to a trio of windows.

Up to the first floor and the well-designed home can impress with three good-sized bedrooms, two doubles and a single, that can all boast oodles of natural light flooding into each space.

If three bedrooms are not required then the smallest of the spaces is just waiting to be transformed into a home office and study, with a view across the neighbourhood to distract from the workload but hopefully not for too long.

One end of the house is dedicated to the primary bedroom suite that can happily offer a contemporary en-suite as the perfect place to wake up with a refreshing shower at the start of the day.

STEP OUTSIDE



Step outside for ample outdoor spaces to delight both cars and humans. The tucked away location of the home, where the quiet residential road gently bends and meanders through this popular and attractive modern estate, provides off-road parking for several vehicles and a garage.

Outside is perfect for the humans living at the address too, with a generous and private rear garden that climbs the gentle slope via two levels. A sunny and sizeable patio hugs the house and is accessed either seamlessly from the house or via a side gate from the parking area at the front.

Private and peaceful, the patio is the centre of any sociable outdoor gathering but the garden is a generous size and continues up a small set of steps to a bonus lawned area. The lawn ends at the elevated top of the garden, providing a second private place to enjoy a relaxed weekend brunch or evening meal with family and friends bathed in sunshine or under a starry sky.

INFORMATION

Postcode: NP16 6DR

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From Larkfield Roundabout take the A466, St Lawrence Road, towards Chepstow Racecourse, passing the Community Hospital on your right hand side. Take the next turning left into Barnets Wood. Continue along this road past a large children's play area on your right and open field to your left. When you come into the estate follow the road down and the property will be directly in front of you.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 60 | 78 |
| EU Directive 2002/91/EC | | |

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 chepstow@archerandco.com
 www.archerandco.com



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