



ST. ARVANS

Guide price **£450,000**



26 LAUREL PARK

Monmouthshire NP16 6ED



Three-bed bungalow in village location
Low maintenance garden
Large lounge diner connected to kitchen

Nestled within a quiet, dead-end residential road in the popular village of St Arvans just a few miles north of Chepstow and close to the famous Chepstow Racecourse, this three-bed bungalow offers light filled rooms cocooned in soft, neutral and modern decor. The immaculately presented home offers social spaces at its core with the hub of the family and friends gatherings happening in the large lounge diner that spans the whole width of the front of the house.

This delightful space is flooded with natural light through the two characterful bay windows, as well as an additional side window, and can offer an even more inviting atmosphere when the temperature drops thanks to the central log burner.

A perfect flow into the kitchen is through a set of glass doors from the dining area and these offer the best of both worlds - fling them open so the cook can chat with the guests and feel part of the gathering, or quickly shut them when the cook accidentally burns the dinner. A cloakroom and hall storage cupboard provide practical spaces and the garden room at the rear, found off one of the three double bedrooms, is a delightful surprise that entices a visit with the promise of a peaceful and relaxing spot surrounded by views of the garden.

The primary bedroom can boast a modern ensuite and the main family bathroom is a cool and contemporary space that provides luxury surroundings to ensure optimum relaxation in a bath full of bubbles.



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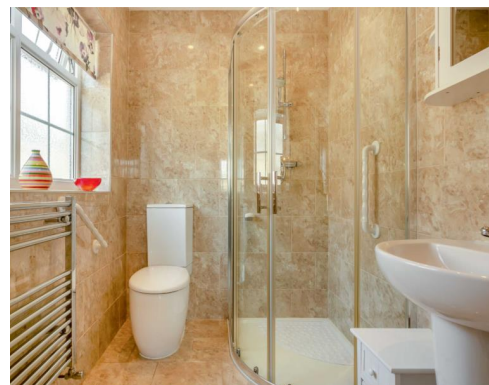


KEY FEATURES

- Located in the quiet residential village of St Arvans
- Close to Chepstow Racecourse
- Off-road parking & garage
- Large & sociable lounge diner
- Three double bedrooms with primary en-suite
- Garden room with garden views



STEP INSIDE



Outside both front and back gardens are low maintenance with no lawns, flanked by well-stocked flower beds and borders, plus there's a greenhouse, garage and ample off-road parking.

The bungalow is a move-in ready' welcoming home that can offer a popular village as its local surroundings. St Arvans is a thriving and friendly community with a pub, busy meeting rooms offering regular events, a church and garage with shop.

Just across the main road that meanders past the village on its way to the Chepstow and also provides a main bus route, is the Wye Valley with an abundance of woodland and river bank walks calling you to explore, plus an array of land and river-based activities to enjoy.

Chepstow Racecourse is the nearest neighbour, a famous location that can provide an extra and local social hub for the community, including music events as well as racing.

A few miles further on, the busy town of Chepstow boasts a choice of eateries and shops, sports and leisure opportunities, and more amenities and facilities, as well as its magnificent and majestic castle. Chepstow is the gateway to the M48 and M4 to Bristol, Newport and Cardiff and can also boast a mainline train station.

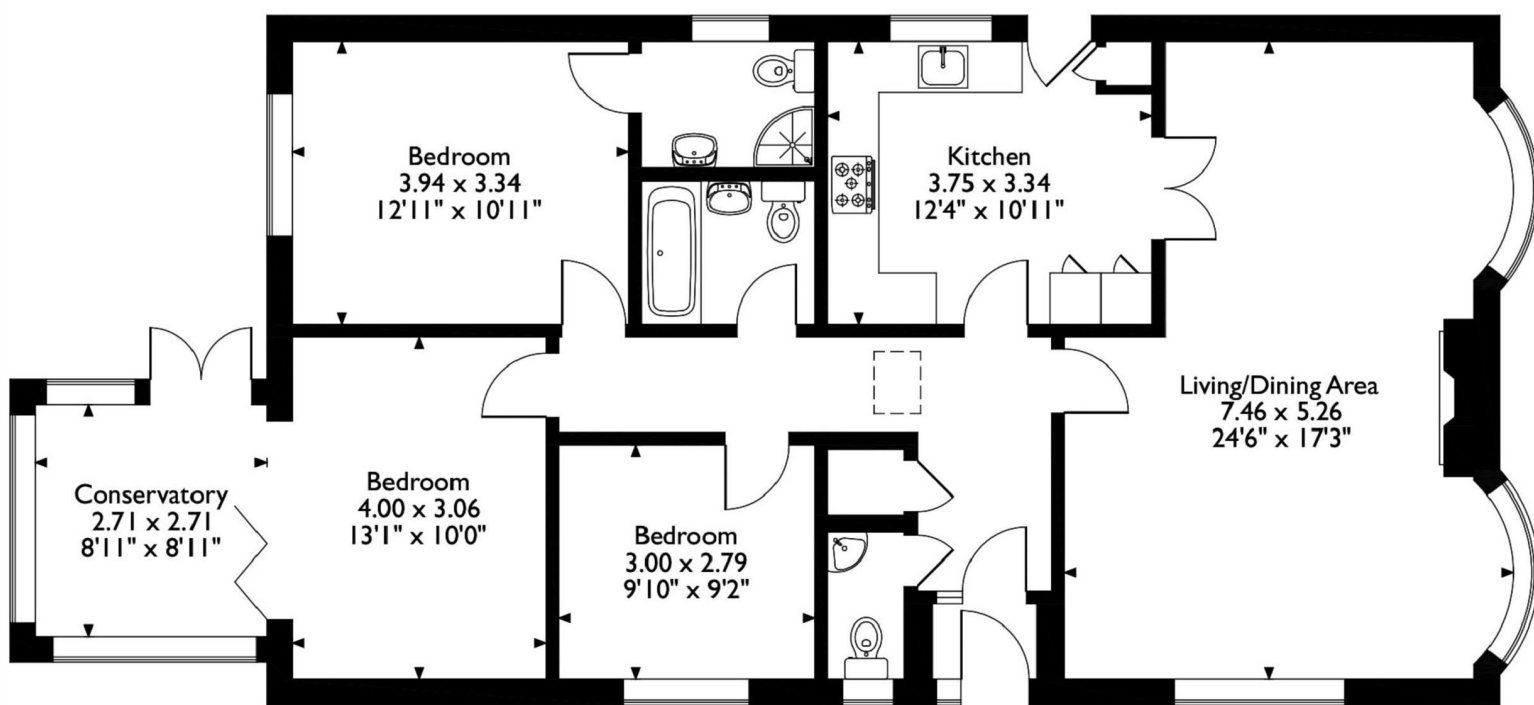
To the north the main road wanders further into the glorious Wye Valley Area of Outstanding Natural Beauty and the chance to immerse yourself in one of Wales' most stunning landscapes, but this welcoming home will always be happy to cocoon you within its special spaces once you get home.

Step inside this spacious bungalow through the bonus entrance porch and a welcoming, light and modern home instantly greets you. The light and neutrally decorated hallway that mixes natural materials such as wood and stone with soft shades of cream is also the pathway into the core of this well-designed and inviting bungalow.

To the left is the practical - a cloakroom and a storage cupboard eager to accept coats and shoes, and then a door to the right reveals the practically perfect - a very generous reception room bathed in light from a duo of delightful bay windows. This welcoming room is the social hub of the home, located at the front of the house with a view over the front garden and quiet residential road, and with ample space for offering multiple activities and an array of furniture.

There's a lounge zone at one end for relaxing with friends and family, while sinking into a comfortable sofa and enjoying the heat and the atmosphere that the central log burner effortlessly creates during the colder months. At the other end a dining zone is appropriately placed next to the kitchen, with the bay window providing natural light and a set of double doors providing a seamless connection to the adjacent kitchen.

Approximate Gross Internal Area 113 Sq M/1216 Sq Ft



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.

It's a layout that is embedded in good design, with the dividing doors containing glass panels to share light and internal views between each room when closed, which also protects the reception space from sharing in the smell of burning if the cook should ever have a kitchen mishap.

But you can also throw the doors open to create an instant and connected kitchen diner so the cook can join in the chat at the dinner table and not feel isolated in a separate room.

The kitchen is a well-equipped space that boasts a double oven and a range of integrated appliances and also continues the gentle, neutral decor whilst adding a modern country-style via the choice of units crowned with black worktops.

Easy access to the garden - front or back - is provided by a side door so wandering out into the sunshine with washing to hang or a deckchair to relax is the simplest of tasks.

But it's not the only direct connection to the outside space at this home that offers thoughtful flow throughout, because there's a bonus garden room too.

Accessed via one of the three bedrooms, this added accommodation invites you to come and enjoy sitting in a chair for some peaceful reading, relaxation or general life contemplation against the backdrop of garden views on three sides.

The weather can put on the wettest of performances or the coldest of temperatures and the garden room, with heating and a glass roof, can offer a welcoming spot to linger and enjoy watching it all.

The garden room is found off one of the bedrooms but if only two bedrooms are required, then this space could become a dedicated den, hobby room, snug or home office with the benefit of a seamless flow into the lovely conservatory.

The remaining two bedrooms are both doubles with the primary boasting a view of the garden from the pillow as the most welcoming of morning greetings, followed by a refreshing shower that's just a sleepy stumble away in the ensuite shower room.

The final space to discover off the central, L-shaped hall is the contemporary family bathroom, a beautifully decorated space that cocoons the lucky occupant with tasteful and neutral decor while they relax in a bath full of bubbles.

STEP OUTSIDE



Step outside into a rear garden that is a pretty and private outdoor space to unwind after a busy day, surrounded by flowers, foliage and shrubs but not by a lawn, so there's less time mowing and more time for relaxing. The sun-soaked garden has been lavished with landscaping that has created a low-maintenance space that is perfect for alfresco dining with friends and family or enjoying some alone time reading a book in a deck chair.

But the lack of grass does not mean lack of foliage, with well-stocked borders of blooms and shrubs surrounding the central space. In addition, the rear garden is home to a bonus greenhouse that can help to protect delicate plants when the harsh winter weather arrives and used as a base for propagating seeds and even growing your own produce. The neighbours are not included in the view thanks to a high surrounding fence, but they will definitely want to be invited to the BBQ when the cooking smells wafts over it. When the weather is the enemy to outdoor living, the conservatory is the ideal place to park yourself and enjoy the garden view and some peace and quiet without getting wet.

The recent landscaping is evident in the front garden too, with a central stone chipped area flanked by pretty foliage. The recently brick-blocked driveway makes a tidy and neat first impression as well as a practical place for a number of cars to call home, and there's a handy garage too, although the residential road is so quiet parking on the street shouldn't be too much of an issue.

INFORMATION

Postcode: NP16 6ED

Tenure: Freehold

Tax Band: F

Heating: Gas LPG

Drainage: Mains

EPC: E





DIRECTIONS

From Chepstow, take the A466 Wye Valley road towards Tintern, passing Chepstow racecourse. On arrival in St Arvans bear left just after the Piercefield Inn, taking the Devauden road. Proceed for a few hundred yards and take the left turning into Laurel Park (and Grange Park). Take the next turning right and the property can be found on your left hand side.



| 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 | | | |

EU Directive
2002/91/EC

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