



CHEPSTOW

Guide price **£290,000**



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19 FAIRFIELD ROAD

Monmouthshire NP16 5JP



Nestles within popular residential area
Huge rear garden, sheds & greenhouse
Granted planning permission

Located adjacent to Pembroke Primary School this, red brick family home is ideal for the shortest stroll possible to the school gates, and comes with the benefit of views across open playing fields that form part of Chepstow's impressive sports hub. Within a short walk the neighbouring sports and social facility offers a choice of activities including cricket, tennis, football, bowls and archery, but it's not the only impressive feature this town can offer that this immaculately presented three-bed home is well-placed to enjoy.

For wandering further afield for work or to explore the Wye Valley, the house is close to the A466 which leads directly to the M48 and access to the M4 and M5, plus the town has a mainline train station.

The property currently has planning permission to be extended the front, side and rear, to create a garage and large kitchen living space.

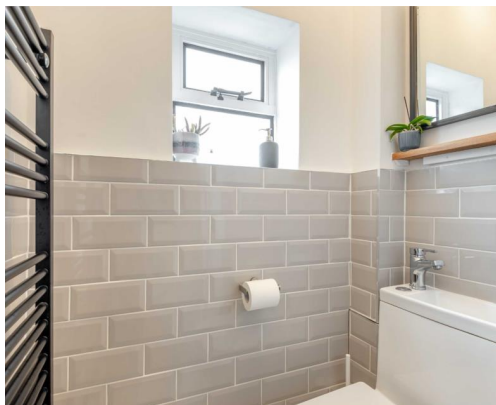


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KEY FEATURES

- Substantial semi-detached property
- Three double bedrooms
- Immaculately presented and modern interior
- Granted planning permission
- Substantial rear garden
- Ample off road parking plus carport



STEP INSIDE



Step inside this handsome red brick house to enter a much-loved home that is beautifully decorated in soft, neutral colours and immaculately presented, so all a new owner needs to do is turn up and unpack.

Via the entrance hall the lounge welcomes you with a log burner nestled into the fireplace sitting on a slate hearth and crowned by a chunky wooden mantel. It's the focal point of the room and, with comfy seating clustered around it.

The calm and inviting space is flooded with light from the sizeable picture window and the choice to fill the alcoves that flank the fireplace with shelves painted the same colour as the walls is a clever one - they merge into the background to ensure the items they are displaying have maximum visual impact.

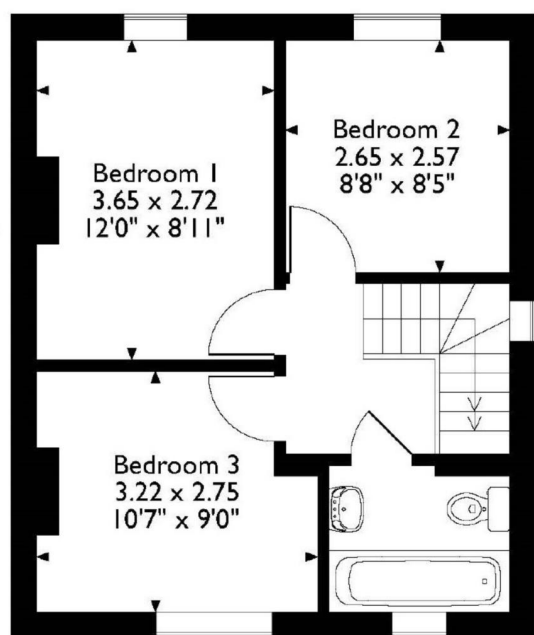
Tucked into the wall next to the hall and staircase is a space ideal to welcome a small dining table and chairs plus it is also home to a door to a handy under stairs cupboard, illustrating storage has not been forgotten inside this well-designed house.

The lounge leads into the kitchen at the rear and it's another welcoming space with neutral decor, the basis of which is white Shaker-style modern units mixed with grey and white splash-back tiles.

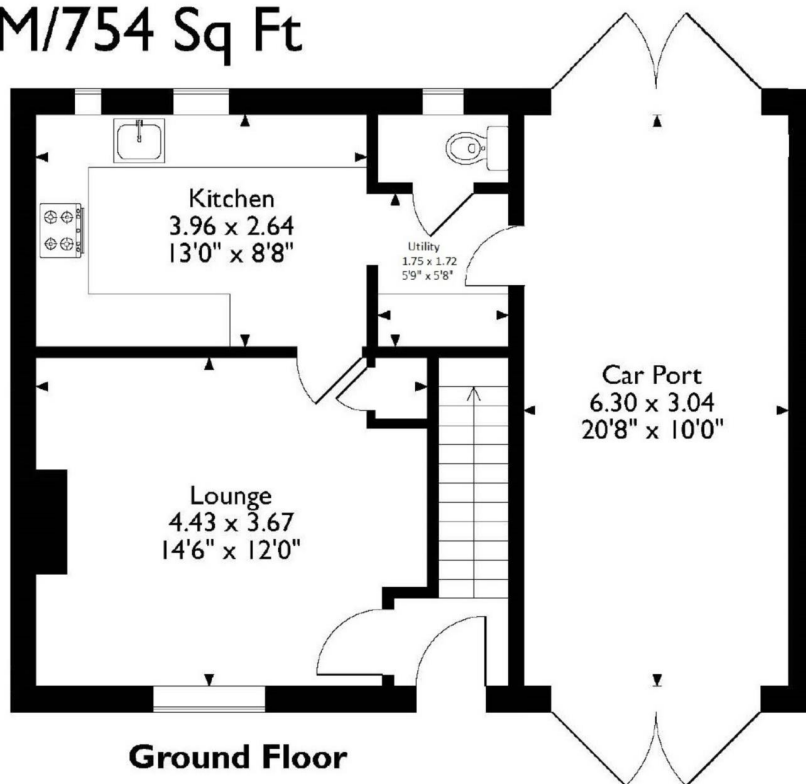
The visual warmth in this space is provided by the wooden floor and a wood and glass interior door that leads out to the utility room, cloakroom and door to the carport and rear garden.

A duo of windows provides ample natural light by which to cook up a feast in this well-equipped kitchen that also provides ample storage space and preparation worktops as well as space for a hefty fridge freezer.

Approximate Gross Internal Area 70 Sq M/754 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 well thought out design of the kitchen includes an integrated breakfast bar tucked under one of the windows - a prime position to pull out the bar stool and enjoy sitting and watching the wildlife and birds enjoy the amazing rear garden over your bowl of morning cereal and mug of tea.

The utility room and cloakroom might be the more practical areas of this fantastic home, but they have been lavished with the same interior design care and neutral tones as the rest of the house, with soft grey metro tiles and stripped wood shelving in both spaces adding an extra layer of visual loveliness.

Upstairs this well-designed house can boast three double bedrooms, all of similar size so no-one has to be allocated a cramped, third 'box' room to call their sleeping sanctuary.

The soft neutral tones from the ground floor gently waft up the stairs and provide calm decor on the upper floor too, creating peaceful spaces that invite restful sleep, supported by a modern family bathroom that is home to an inviting hot bubble bath at the end of a busy day.

STEP OUTSIDE



Step outside into the rear garden and it is a very impressive space that is a substantial plot of land, offering areas for entertaining, children playing and growing your own produce. The patio, an inviting and sizeable space where alfresco dining and relaxing on lounge can easily be accommodated with a view of the very long garden as extra company.

There's a small outbuilding to provide practical storage. Get to a row of bushes and you might think that's the end of this larger than average garden, but there's a surprise when you wander through the gap in the foliage - a whole second section of garden. This area is currently being used to grow produce, supported by a greenhouse and a sizeable shed that occupies the far corner at the end of this very generous garden.

At the front of the house the whole front garden area is dedicated to practical off-road parking plus there's a carport to the side for extra storage and parking options.

AGENTS NOTE: There is granted planning permission for a 'single storey extension to front, side and rear'.
Planning ref: DM/2021/01159

INFORMATION

Postcode: NP16 5JP
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

From Chepstow High Street proceed through the town arch continuing up Moor Street turning right onto the A48. Take the first left turn, signposted Bulwark. Proceed along this road and, just before you reach the shops, turn right into Fairfield Road. The property can be found on the left hand side at the end of the row.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)		
D (55-68)	64	
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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