



# CHEPSTOW

Guide price **£425,000**





# 80 ST. LAWRENCE PARK

Monmouthshire NP16 6DQ



Located on quiet popular estate  
Detached property  
No onward chain

At the end of a quiet cul-de-sac that is so private that the house is actually located off the main street and accessed via an attractive brick section of road, this four-bed modern house is a family home with space, light and easy flow through a well-designed layout. The visually appealing, detached, two-toned brick home is immaculately presented, offering neutral, modern decor inside spacious rooms that are ideal for socialising.

From the generous, separate sitting room boasting the bay window as well as a feature fireplace to the kitchen diner that flows out to the garden, this house is made for making happy memories with family and friends inside its inviting rooms.

The practical house can also boast a cloakroom, utility room and a handy home office within the converted garage that could have multiple uses, and with a section of the garage space retained it can still offer a storage opportunity for bulky items.

Outside, the garden is a low-maintenance family and dog friendly space with a sun-drenched raised deck and pergola in one corner and a shed offering yet more storage space.



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### KEY FEATURES

- Attractive detached home
- Four bedrooms, principal bedroom with en-suite
- Within a popular residential estate
- Close to Chepstow Community Hospital, parks & town centre
- Off road parking & low maintenance garden
- Kitchen diner with access to garden





# STEP INSIDE



The house is located in a very quiet close of detached homes in a popular residential area of Chepstow, but is easy walking distance to the community hospital and the bustling town centre to enjoy shopping trips and social gatherings at one of the many pubs, cafes and restaurants, as well as strolls through history and nature thanks to the castle and the banks of the River Wye.

Local everyday facilities and amenities are close by too, as well as parks and schools, sports and leisure opportunities, but maybe one of the most enticing aspects of the location is its proximity to the Wye Valley Area of Outstanding Natural Beauty.

One of the most glorious areas of Wales, woodland walks, hill climbing and river-based activities are all on the doorstep of this home, waiting to be enjoyed. But if work or travel takes you from the town, it is well-placed to offer a seamless trip, with a mainline train station plus easy access to the M48, M4 and M5.

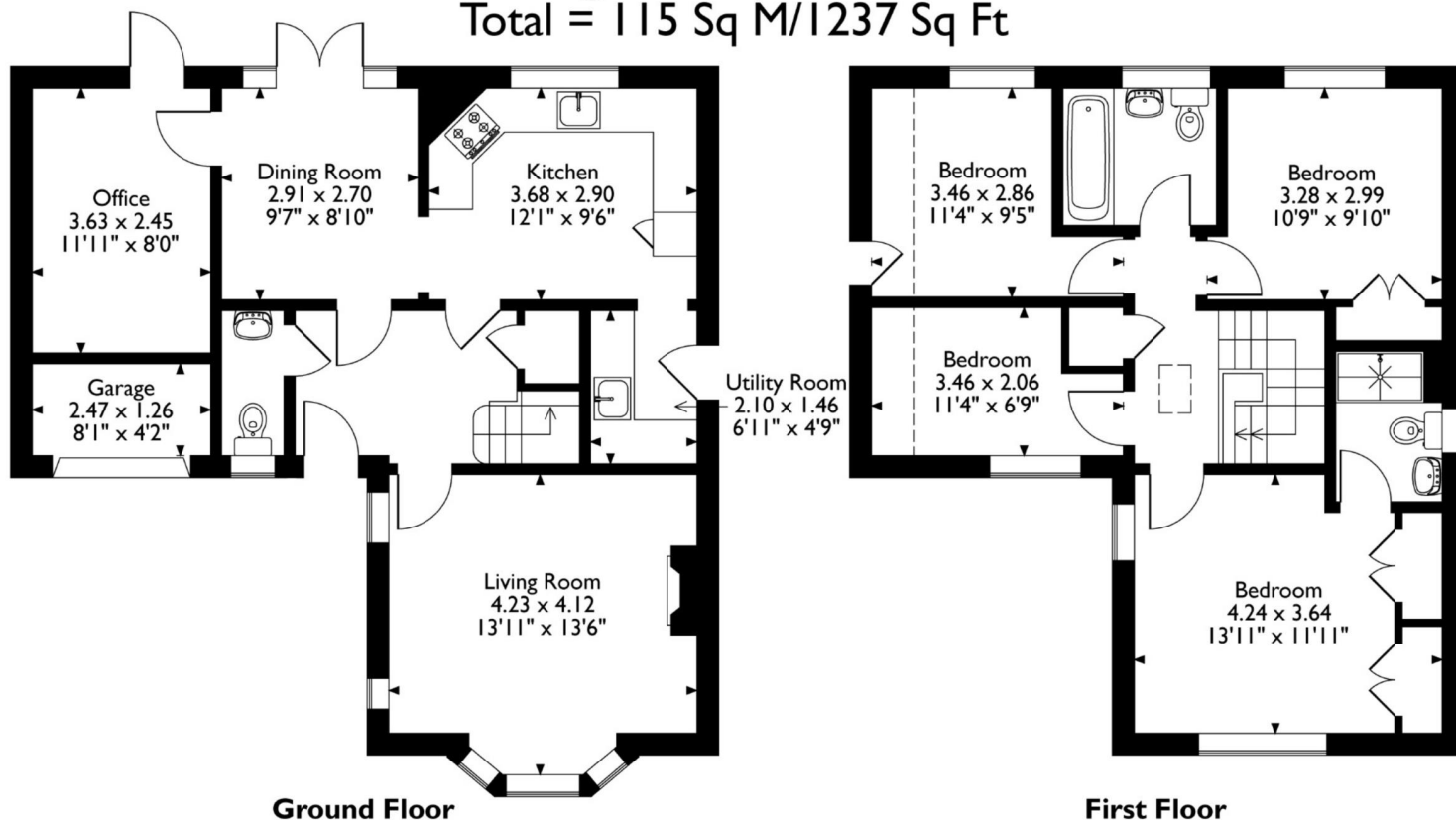
Step inside, after noticing the two-toned brick facade with bargeboard detailing, fancy bay window and stained glass front door that combine to offer a visually attractive first impression, and it's immediately apparent that the house is a well-designed home that has perfect flow through the spaces, accompanied by cascades of light through multiple windows.

The central hallway offers access into all the major living spaces, as well as the place to find handy functional extras, with a cloakroom to the left and a good-sized understairs cupboard waiting to tidy away a mountain of shoes and piles of coats.

Into the sitting room at the front and you're welcomed by a sizeable room bathed in light and views of the quiet close from the generous bay window, which is also surely a fabulous spot to house a comfy armchair to create an inviting reading nook.

With a feature fireplace as the focal point to gather around, this appealing space is the place to retire to after a hearty meal to chat the evening away with friends or family, with maybe a movie or the big match on the TV too.

Approximate Gross Internal Area  
 Main House = 112 Sq M/1205 Sq Ft  
 Garage = 3 Sq M/32 Sq Ft  
 Total = 115 Sq M/1237 Sq Ft



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.

At the rear of the house is another sociable space that can probably boast being called the heart of the home', where meals are enjoyed together in the dining room and the cook can join in the fun as they conjure up a feast in the adjoining, well-equipped kitchen, connected by a wide, open doorway.

The neutral decor found throughout the home creates a property that is move-in ready' and the kitchen is no exception, offering a visually attractive combination of natural materials and layers of light shades. The dining room is happy to offer you a direct route into the garden via a set of French doors so children or guests can effortlessly wander outside after enjoying a tasty meal to continue having fun in the garden.

More practical spaces can be found at the rear of the house too, with a utility room off the kitchen also offering a side door. This extra external door illustrates another example of clever design - muddy kids and mucky dogs can arrive home at this entrance and be dealt with before they spread the dirt through the home.

As the house boasts off-road parking, and there are plenty of storage options inside and a garden shed too, the garage has been converted into an office ideal for home workers but could easily become a playroom, games room or even a fifth bedroom.

But even the garage conversion has been carefully thought out, with a section at the front left as a storage, offering a home for bulky items.

Upstairs, the principal bedroom is a quiet sanctuary with an en-suite shower room within easy, sleepy stumbling distance and built-in double wardrobes along one wall so there's no excuse for clutter.

Three of the bedrooms are doubles, with a good-sized single completing the set, and all have plush carpets and neutral decor as the modern backdrop to welcome a new owner's personal style.

And after a busy time moving in and unpacking, and for all the fun-filled days after it, the family bathroom offers a relaxing bubble bath to finish the day.



# STEP OUTSIDE



Step outside into the low-maintenance rear garden, surrounded by fencing making it perfect for children and dogs but also for entertaining. There's a well-placed raised deck and pergola in one sub-drenched corner offering a front row seat to watch the garden activities, as well as the place to be for alfresco dining whilst enjoying the last of the day's sunlight. Accessed from the dining room via French doors, wandering into the garden to enjoy social gatherings with family and friends is effortless, as is rushing back inside when it starts raining.

A shed is a bonus feature for storage and the garden can enjoy extra privacy due to a range of neighbours' mature trees and bushes providing extra coverage - all of the benefit of this extra foliage with none of the maintenance work.

At the front of the house, as well as the property's attractive two-tone brick facade and fancy bay window to admire, there's off road-parking on the driveway for a couple of cars.

## INFORMATION

Postcode: NP16 6DQ

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C







## DIRECTIONS

From Larkfield Roundabout take the A466, St Lawrence Road, towards Chepstow Racecourse, passing the Community Hospital on your right-hand side. At the traffic lights take the next turning left into St Lawrence Park and follow the road around to the left and continue on and take the next right-hand turning and follow the road to the end of the cul-de-sac. The property will be located right in front of you across the brick paved drive.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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