



BEACHLEY

Guide price **£650,000**



8 INNER LOOP ROAD

Gloucestershire NP16 7HF



Versatile living with annexe
Quarter acre garden with decked area
Large conservatory

Set amidst the tranquil and highly sought-after surroundings, this exceptionally well-maintained family home stands as a testament to versatile living and convenience. The property boasts an ingenious design with ample room for customisation and offers a myriad of possibilities, from accommodating multiple generations of family members to generating potential income through its self-contained annexe.

What's more, this residence can be effortlessly transformed into either a spacious four or a sprawling five-bedroom haven, depending on your specific preferences while sitting in just under a quarter of an acre of gardens.

Alternatively, the annex could be harnessed as a profitable holiday let, providing an attractive source of income for the astute homeowner. This property excels at catering to a wide spectrum of living scenarios, making it a standout choice for those seeking adaptability, comfort, and the potential for investment in a home.



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KEY FEATURES

- Tranquil & well-maintained family home
- Separate annexe with income potential
- Cosy and inviting interior with seamless transitions
- Expansive outdoor space
- Ample off road parking
- Beautifully maintained gardens



STEP INSIDE



Step inside, and you'll be greeted by a cosy and inviting ambiance that defines this remarkable property.

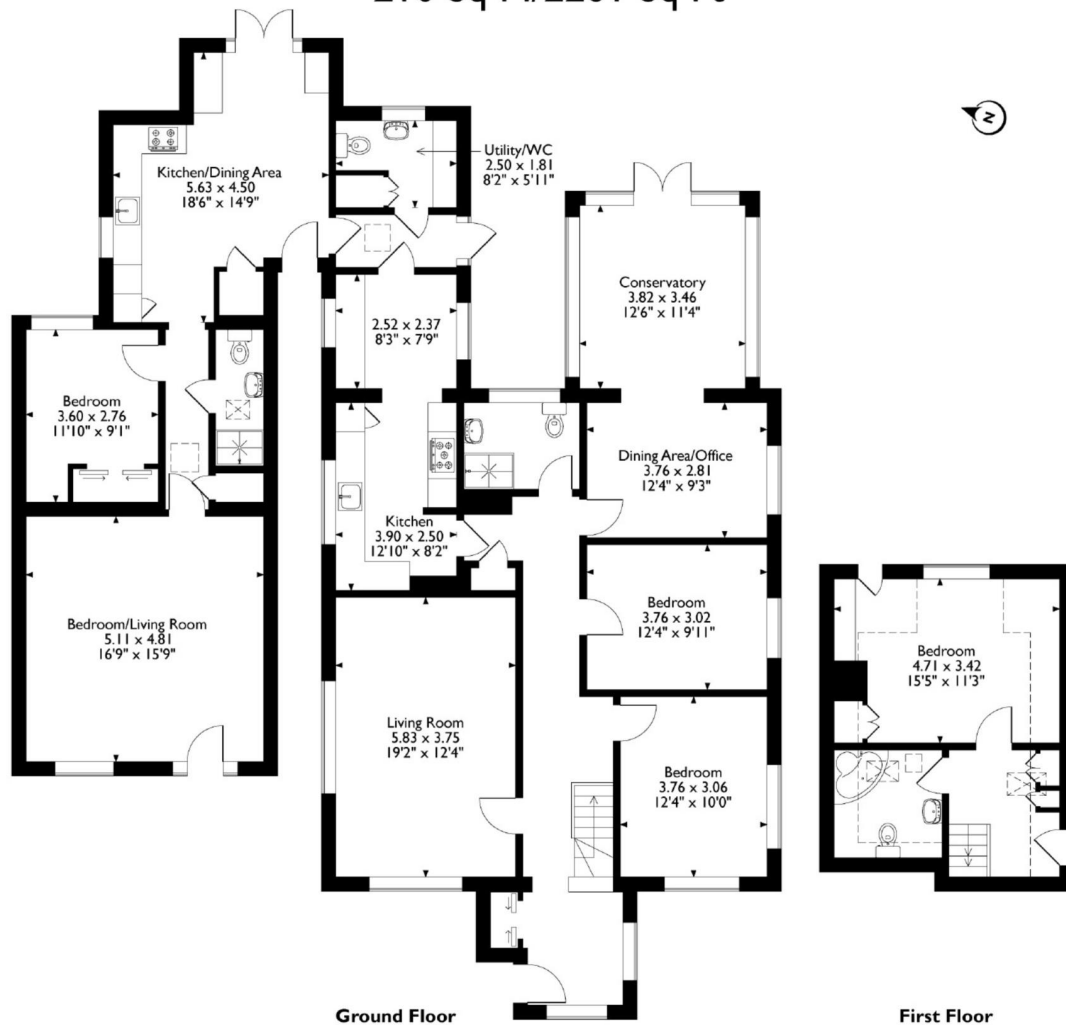
The ground floor of the main house features a meticulously planned living space, comprising a reception room, a shower room, a sunlit conservatory, and a well-appointed kitchen with an adjoining utility room.

This level also presents two generously proportioned double bedrooms and a tastefully designed bathroom, ensuring comfortable living for you and your family.

The ground floor's thoughtful layout allows for seamless transitions between spaces, creating an ideal environment for both daily living and entertaining.

Ascending to the first floor reveals yet another bedroom and bathroom, offering further flexibility in the property's configuration.

Approximate Gross Internal Area 210 Sq M/2261 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.

The annex is a testament to thoughtful design, with its own unique layout and a range of modern conveniences.

The kitchen in the annex, featuring a door to the front aspect, French doors to the rear, and a window to the side aspect, is complete with fitted wall and base units, a stainless steel kitchen sink unit, built-in appliances, a walk-in pantry, and ceramic tiled flooring with underfloor heating.

The bedroom in the annex is a spacious and comfortable retreat.

The shower room in the annex features a Velux roof light and includes a low-level WC, wash hand basin, a double shower enclosure with an electric shower.

The annex's pièce de résistance is the sitting room, adorned with a door and window to the front aspect, ceramic tiled flooring, and underfloor heating, creating a welcoming space that can serve multiple purposes, from a cosy retreat to a home office or entertainment area.

STEP OUTSIDE



The outdoor space surrounding this property totals just under a quarter of an acre and is a true paradise, offering a wide range of possibilities. The drive at the front of the property is spacious enough to accommodate several vehicles, ensuring that parking is never a concern. As you explore the garden, you'll find it laid out to perfection, with the majority being dedicated to lush lawns adorned with beds of mature shrubs, creating a serene and picturesque backdrop.

The productive garden area also features practical garden sheds, providing ample storage for all your gardening needs. The decked veranda and paved patio, strategically placed, offer exceptional outdoor entertaining space, making it an ideal venue for gatherings and celebrations.

INFORMATION

Postcode: NP16 7HF
Tenure: Freehold
Tax Band House: E
Tax Band Annexe: A
Heating: Gas
Drainage: Mains
EPC House: D
EPC Annexe: TBC





DIRECTIONS

From Chepstow take the by-pass road (A48) past Tesco superstore and take the next turning on your right (signposted Sedbury & Beachley). Proceed to a mini roundabout and turn left. Keep on that road and upon reaching Beachley take the first road turning on the left for Loop Road. Inner Loop Road is then the first turning on the right, where the property is a little way down on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	68
(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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