



CHEPSTOW

Guide price **£270,000**



9 HUGHES CRESCENT

Chepstow, Monmouthshire NP16 5DY



Three-bed home
Open plan living & dining room
Duo of French doors to generous garden

Nestled within a quiet, dead-end residential road in a popular suburb of Chepstow, this house offers a well-designed family home with socialising at its core within the open-plan dining and living room that also connects seamlessly to the garden via a set of French doors.

The well-equipped kitchen can boast a set of doors onto the sunny deck too, overlooking a generous garden perfect for children and dogs to play and to grow your own produce in a dedicated veggie patch. Upstairs the house offers three double bedrooms and a family bathroom.

Wander down to the end of the peaceful road and there's a choice of open green spaces to enjoy including a park and playing fields in both directions as well as woodland walks near the banks of the River Wye. Local facilities, shops and amenities are within walking distance, as are the wide range of shops and restaurants, cafes and pubs that Chepstow town centre can offer. A trip to the centre also includes the opportunity to enjoy enticing strolls around the magnificent castle's grounds flanked by Wye Valley views.

The town can also offer a range of schools, sports clubs and supermarkets, as well as a train station linked to the UK's mainline railway network. There's impressive road access too, for exploring the stunning surrounding landscape including Wye Valley Area of Outstanding Natural Beauty and for easy travel via the M48 and M4 to Cardiff, Bristol and beyond and the A48 directly to Gloucester.

Step inside this property via the entrance porch the home immediately greets you with a view of the well-proportioned living room and French doors out to the garden deck.

The living room is connected to the front dining room via a large open doorway and this creates a wonderful flow between the two social spaces, sharing light and garden views as well as social chat.

The dining room illustrates the versatility of the home, with the lounge having ample room to welcome a dining table and chairs, this space could become a snug, children's playroom or a work from home office and study, which is the function it offers the present occupants. The thoughtful design of this family home continues with a handy cloakroom tucked away under the stairs and the location of the kitchen at the rear of the house, where there is another set of French doors also leading out to the garden deck.

Accessed through a set of double doors from the centre of the house, the kitchen is a generous room designed to maximise the space with an abundance of floor and wall units as well as appliances. The cook will be happy with the ample worktop space available to assist in creating a feast, whilst throwing open the French doors during warmer weather to let the birdsong be the soundtrack to the culinary activities.

Up the stairs to explore three double bedrooms and due to the distinctive design of the house two of them have ample headroom but also a section of sloping ceiling that gives the space extra character.

From each of the bedroom windows there's a framed view of the garden, rooftops, and playing fields towards the lower Wye Valley or the quiet residential road at the front of the property.

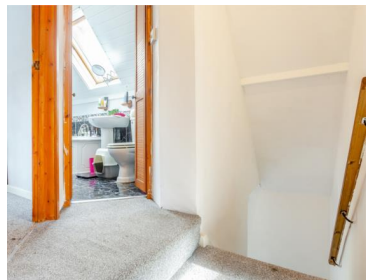
The family bathroom is a peaceful place in this busy and sociable home, where the corner bath is calling to offer you a relaxing hot soak at the end of a hectic day.

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KEY FEATURES

- End-of-terrace family home
- Three double bedrooms
- A short distance to local parks & Chepstow town centre
- Generous rear garden
- Open-plan living room & dining room
- French doors to the garden deck



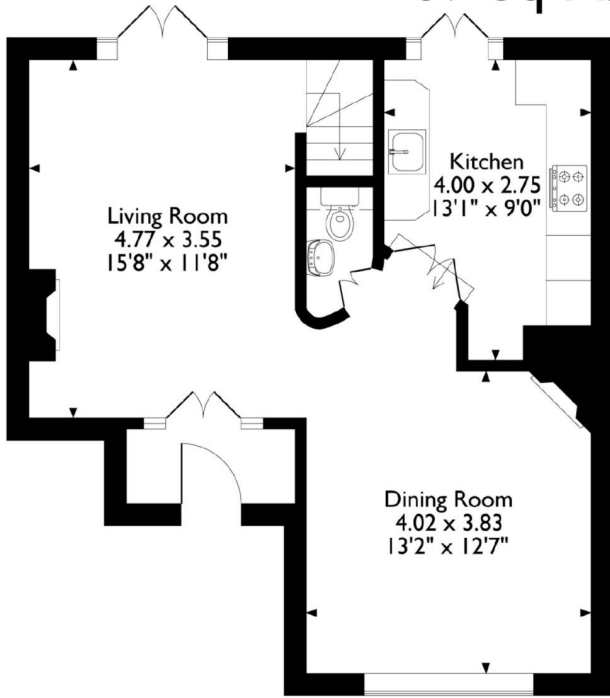
Step outside into a spacious, mature rear garden that can easily host alfresco dining on the sunny elevated deck, from a quiet morning coffee to a family meal, from a BBQ with friends to a late night drink under a starry sky, with views across the rooftops to the local fields and children's playground on the horizon.

There's a large and enclosed lawn area too, ideal for children or dogs who are full of energy by offering them space to spend some of it playing and enjoying the sunshine.

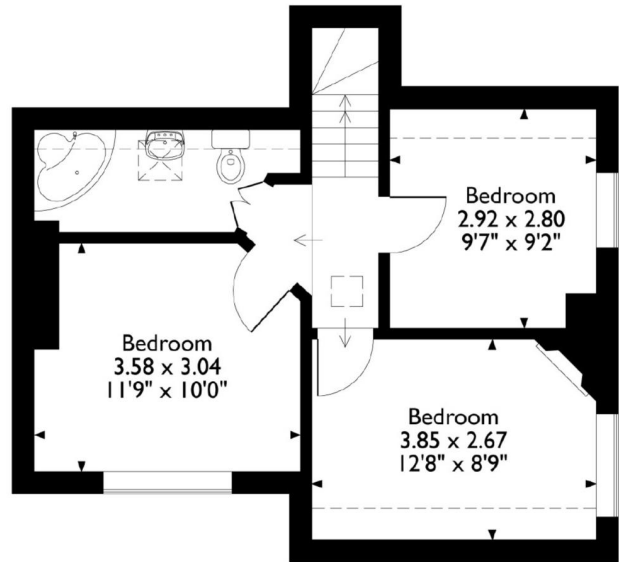
The house is located on a quiet, dead-end residential street with few passing vehicles needing space, so there's ample parking on the road for a number of cars to accommodate all the visitors this sociable home and garden will attract.



Approximate Gross Internal Area 87 Sq M/937 Sq Ft



Ground Floor



First 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.

DIRECTIONS

Proceed from Chepstow town centre through the town arch into Moor Street, continue to the top of the town, turning left at the junction and proceeding down the hill, taking the first right turn into Garden City Way. Continue without deviation and Hughes Crescent is a right hand turn towards the bottom of the hill.



INFORMATION

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D	54	
(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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