



CHEPSTOW

Guide price **£385,000**



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5 DEANS HILL

Chepstow, Monmouthshire NP16 5AT



Three bed detached property
Low maintenance tiered garden
Located in a sought-after area of the Danes

The beautifully presented 3-bedroom detached property in the desirable location of The Danes features a brick-built exterior with a charming bay window, providing durability and classic appeal. Ample parking space for several vehicles adds convenience for residents. The property has undergone a full update and renovation, showcasing a modern interior with a tastefully designed kitchen in contemporary colours. The property includes a convenient handy ground floor WC and internal access to the garage. The lounge boasts a lovely feature fireplace and a bay window, offering views toward the front aspect of the property. And is all within walking distance of Chepstow Town Centre which offers a range of facilities including shops, restaurants, leisure facilities, pubs, wine bars, road, bus and rail links. Situated in the convenient location of The Danes, this residence is within easy walking distance of Dell Primary School and Chepstow Secondary School.

Approximately 1.5 miles from the M48 Severn Bridge giving access and easy commuting to Bristol and London to the east and Newport and Cardiff to the west. Situated, as it is, on the edge of the beautiful and renowned Wye Valley there is a wealth of popular countryside pursuits including walking, caving, canoeing, riding and cycling to name but a few.



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KEY FEATURES

- Three bedroom detached family home
- Modern decoration throughout
- Garage with electric door & off-road parking
- Recently updated beautifully presented
- Town centre location
- Beautiful landscaped rear garden



STEP INSIDE



Also, the castles of Chepstow and Caldicot and Tintern Abbey are a short drive away and offer historical interest and various outdoor concerts throughout the summer months.

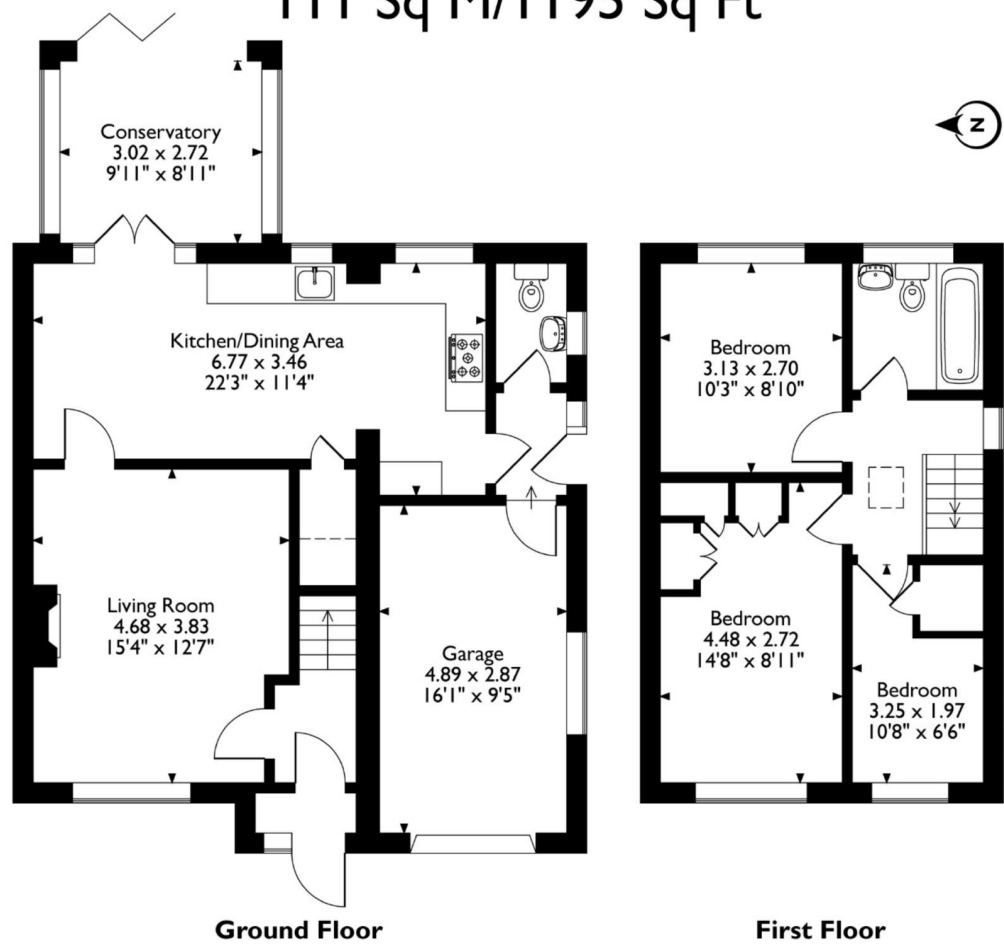
The beautifully presented and thoughtfully updated 3-bed detached property in the sought-after location of The Danes features a well-designed kitchen with space for a range cooker, all designed in modern colours and tones for a contemporary feel. Access to the integral garage adds convenience to the property.

The kitchen provides access to a modern black-framed conservatory overlooking the landscaped rear garden, creating a delightful space to relax.

The property has undergone a major renovation in the last couple of years, with updates and modernisation throughout.

Approximate Gross Internal Area

111 Sq M/1195 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.

This includes a new kitchen with new windows and patio doors from the dining area. The modern bathroom has a shower over the bath.

Tastefully decorated, the home also boasts a downstairs cloak suite conveniently located near the side door for easy garden access. The lounge has a feature electric fireplace and a bay window overlooking the front aspect.

Ascending to the first floor reveals three bedrooms, ideal for a home office. With the principal bedroom boasting a fitted triple wardrobe.

The bathroom is fitted with a sleek white bath with white tiles making it bright and airy; the tiles have a lovely feature contrast on a feature wall, with a shower over and modern fixtures.

The property offers a landscaped rear garden with tiered areas for seating and entertaining, including a private patio.

STEP OUTSIDE



Stepping outside, you'll find a garage which includes a utility area and ample off road parking, all within walking distance of Chepstow town centre and local schools.

Outside, there is a lovely landscaped rear garden with tiered areas for seating and entertaining. The garden has been designed for easy maintenance and enjoyment, offering a peaceful place to sit and relax. The tiered layout adds visual interest and provides different spaces for various activities, making it a versatile and inviting outdoor area.

The current vendors have had fascias and soffits fitted Oct 2023.

INFORMATION

Postcode: NP16 5AT
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From our Chepstow office proceed through the Town arch and turn right into Welsh Street. Continue along this road, passing the turning for the Leisure Centre and Chepstow Senior School. Turn left into Kingsmark Lane and take the first left into St Kingsmark Avenue. Take the first turn into Deans Hill and the property can be found a little way along on the left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)	71	
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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