



CHEPSTOW

Guide price **£535,000**



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119 WOOLPITCH WOOD

Chepstow, Monmouthshire NP16 6DR



Three storey/six-bedroom sizeable property
Detached double garage
No upper chain

Situated in Chepstow's historic market town, this substantial three-storey, six-bed detached house is a modern haven offering versatile living options for families, including multi-generational arrangements.

The property boasts an eye-catching two-tone facade looking with attractive brick-farced and lower contrasting exterior all with the bonus of ample parking and a double garage to the side.

This home's adaptable spaces can effortlessly transform to suit the dreams of the next family. Experience the seamless flow of this well-designed home, offering comfort and flexibility in every corner.

Walking distance to Chepstow Community Hospital and local schools, this residence provides convenient access to the town centre and major road routes to Bristol, Newport, and Cardiff. The modern estate combines urban amenities with the allure of the surrounding countryside, with a local children's park within walking distance.



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£535,000



KEY FEATURES

- Three Storey, six-bedroom detached family home
- Versatile accommodation & multi-generational living
- Off-road parking & detached double garage
- Easy manageable garden
- Commuting links nearby
- No upper chain



STEP INSIDE



On entering this attractive, modern property, you step into the well placed central hall which provides easy access to all the ground floor rooms. The lounge provides a warm and welcoming feature of the house.

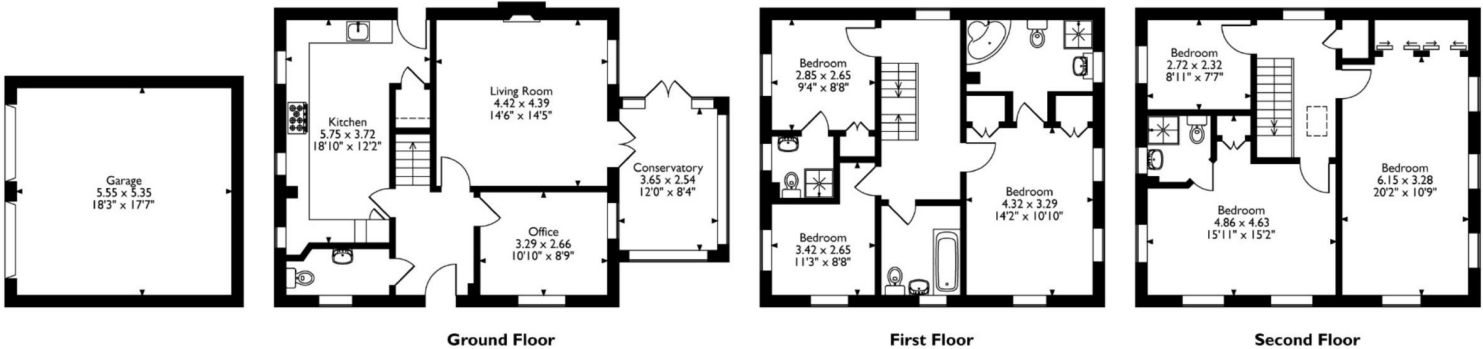
The property's versatility is evident in the separate lounge, dining room, W/C and conservatory and a great family kitchen all on this ground level, the kitchen is fitted with a comprehensive range of white wall and base units with natural-looking wood effect laminate worktops.

There is a handy side access out to the double garage, rear garden and driveway. Offering a generous 2013ft of space, Bovis home seamlessly combines comfort and flexibility.

The adaptable rooms in this property can be transformed to accommodate the changing needs and dynamics of the next family. Experience the harmonious flow of this well-designed home, which exudes a sense of comfort and adaptability.

The rooms could certainly be configured for a range of purposes such as; playroom, study, media room or second sitting room. The upper floors present a variety of options. On the first floor there is a spacious principal bedroom with a sizeable en-suite bathroom and built in wardrobes. This lovely room provides a peaceful retreat within the home. There are two further bedrooms (one with an en-suite shower room) and a family bathroom on this level.

Approximate Gross Internal Area
Main House = 187 Sq M/2013 Sq Ft
Garage = 30 Sq M/323 Sq Ft
Total = 217 Sq M/2336 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 property offers ample storage space and plenty of room for a growing family.

The top floor offers three further rooms. A lovely double bedroom with an en-suite shower room, a single bedroom and a further large room which could be used as a bedroom, a second sitting room or playroom.

The top floor can be utilised as a wonderful independent space and would be great for multi-generational living.

The configuration is endless. This generous 2013 sq ft home's adaptable spaces can effortlessly transform to suit the dreams of the next family.

STEP OUTSIDE



The rear-level garden is an interesting feature of the property, designed with a patio and grassed area. The split-level design incorporates a small area, providing an alternative place to sit and enjoy the evening sun.

This thoughtful landscaping adds to the overall appeal of the property, offering outdoor spaces for relaxation and enjoyment. The detached double garage has electrically operated doors, power and light. Also, a pitched roof offers additional storage if desired.

INFORMATION

Postcode: NP16 6DR
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Mains
EPC: TBC





DIRECTIONS

From Larkfield Roundabout take the A466, St Lawrence Road, towards Chepstow Racecourse, passing the Community Hospital on your right hand side. Take the next turning left into Barnets Wood. Continue along this road past a large children's play area on your right and open field to your left. When you come into the estate follow the road down and take the first right and the property will be on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	69	79
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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