



CHEPSTOW

Guide price **£430,000**



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CRANBROOK

9 Hardwick Avenue, Chepstow, Monmouthshire NP16 5DJ



Renovated to a very high standard
Town centre location
Beautiful kitchen with central island

An exceptional opportunity presents itself with this stunning period property nestled in the heart of Chepstow Town Centre. Meticulously and lavishly renovated over several years by the current owners, this home epitomises desirable living at its finest.

Spread across three stories and a basement, this townhouse offers flexible accommodation ideally suited for modern lifestyles. With four bedrooms and two bathrooms, this residence caters to the needs of growing families or those seeking ample space for guests and home offices. The property further benefits from off-road parking, a coveted feature in town centre living, ensuring convenience for residents. Additionally, a sizable rear garden provides a private outdoor retreat, perfect for relaxation and entertaining.

With its combination of historic charm and contemporary comforts, this period property stands as a testament to timeless elegance and refined living in the heart of Chepstow.

Well situated in a popular area within easy walk of Chepstow Town Centre which benefits from a bus, road and rail links and very easy commuting distance to the M48 motorway with access to Bristol, Newport and Cardiff etc.

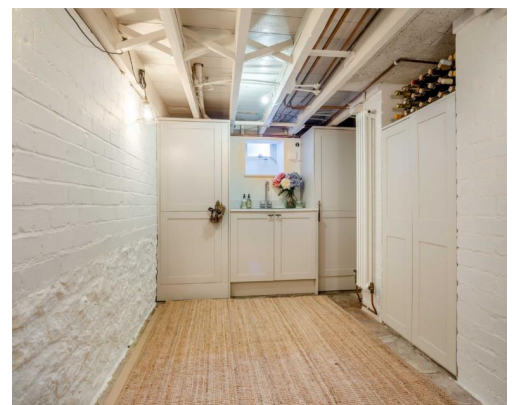


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KEY FEATURES

- Character period property
- Four bedrooms, two bathrooms & downstairs WC
- Beautifully renovated & presented
- Generous garden
- Off-road parking for two vehicles
- Easy access to major road, train & bus links



STEP INSIDE



It is also located within easy distance of spectacular countryside walks including the famous Offas Dyke path which follows the English/Welsh borders, Wye Valley and surrounding countryside also providing a wealth of further outdoor pursuits including cycling, riding etc. Historical monuments close at hand include Chepstow Castle, Caldicot Castle and Tintern Abbey.

Upon entering the property through the contemporary painted dark blue front door, the grandeur unfolds, revealing a welcoming entrance hall characterised by its lofty ceiling and lavishly restored coving. This residence is a harmonious blend of timeless elegance and modern design.

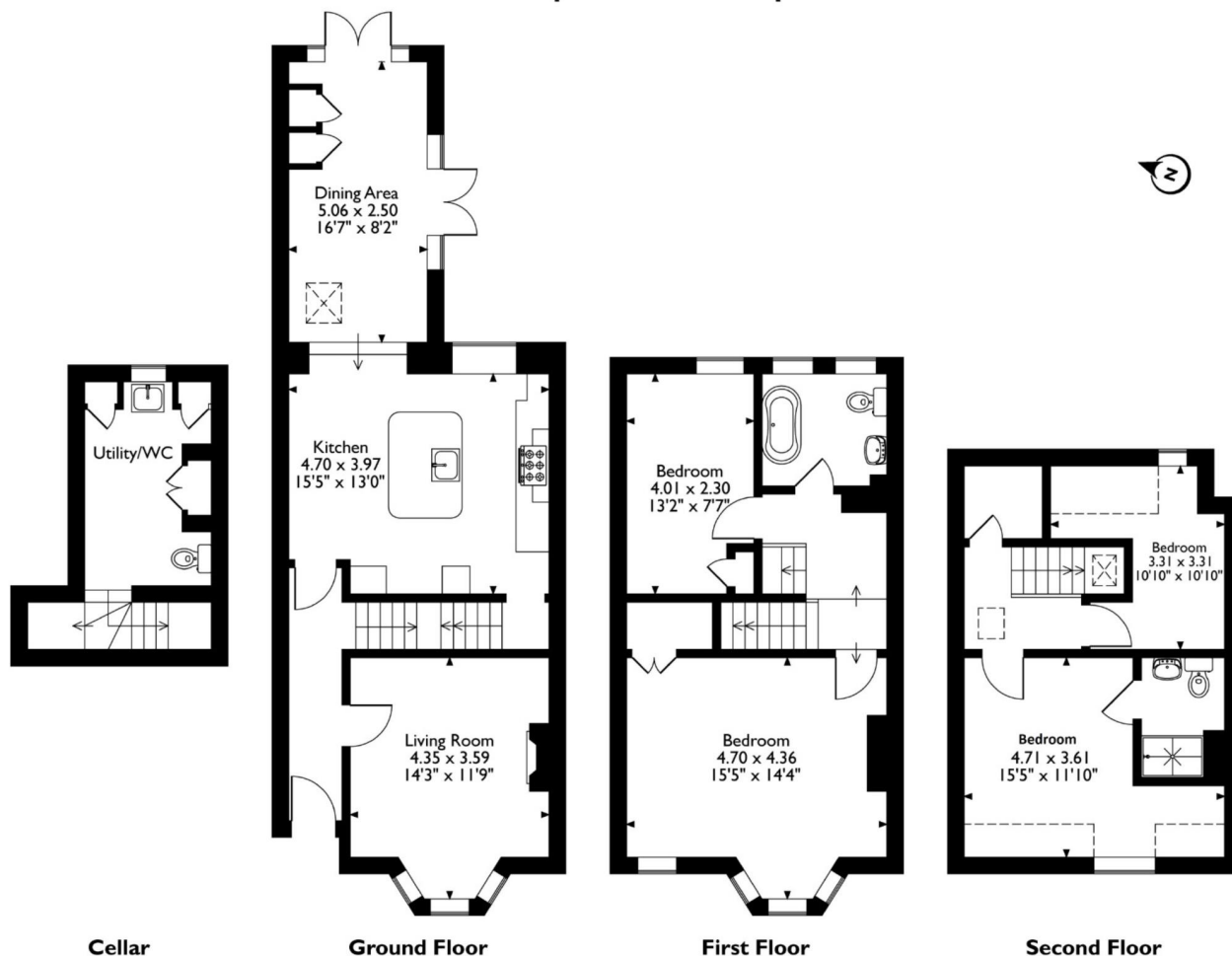
The front sitting room, with its elegant design, serves as a sophisticated showcase within the property. Overlooking the private designated driveway, this room is adorned with period charm. A feature open fireplace becomes the focal point, adding warmth and character. The high ceilings and picture rails contribute to the overall appeal of this period property. The decor, carefully chosen in warm tones, creates an inviting ambience, ideal for unwinding on winter evenings.

Large windows allow the room to be bathed in the soft glow of the afternoon sun, enhancing the overall welcoming atmosphere.

As you move towards the rear of the property, prepare to be captivated by the kitchen, a masterpiece that combines traditional style with modern functionality. The kitchen boasts granite work surfaces and a feature island with seating to the side adding both character and practicality to the space.

This is a kitchen where no detail has been overlooked. There are dedicated spaces for a large freestanding range cooker and an American fridge freezer, fitted wine cooler and microwave ensuring that the kitchen is equipped for all culinary endeavours.

Approximate Gross Internal Area 138 Sq M / 1485 Sq Ft

**Cellar****Ground Floor****First Floor****Second 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.

The second reception or family area, positioned just steps away from the kitchen, adds a valuable layer of versatility to the home. This space is designed to accommodate family time and shared activities, with easy access to the garden and patio, creating an inviting atmosphere, with ample room for a dining table. The built-in cupboards provide practical storage solutions, maintaining a tidy and organised living environment.

Additionally, tucked away in a basement beneath the kitchen, there's a separate fully fitted utility room with downstairs toilet and additional storage.

This property has been cherished, and no expense has been spared in its transformation into a large, on-trend residence. The thoughtful design is evident in every corner, making it a home perfectly tailored to meet the demands of contemporary family living.

Ascending to the first floor you are greeted with the principal bedroom. This bedroom features a walk-in fitted wardrobe area, offering both functionality and a touch of luxury. The thoughtful design ensures that storage is ample and easily accessible.

This level also hosts a second bedroom, positioned to overlook the rear garden. The placement of this bedroom allows for serene views of the outdoor greenery of the garden.

Located on this floor is a well-appointed family bathroom. The beautiful freestanding bath becomes the centrepiece of this space, creating an inviting atmosphere for unwinding and indulging in luxurious self-care.

On the top floor, the property continues to unfold its versatility. Here, you'll find a guest bedroom along with an en-suite shower room and fourth bedroom or alternatively study room, providing flexibility for how you choose to utilise the spaces on each floor. This adaptability ensures that the property can cater to the unique needs and preferences of its new residents.

In a summary, with its combination of historic charm and contemporary comforts, this period property stands as a testament to timeless elegance and refined living in the heart of Chepstow.

STEP OUTSIDE



Stepping outside it is clear the thoughtful design elements continue into the garden which bursts to life during the summer months. Beautifully paved patios in Mandarin Stone tiles are surrounded with wisteria covered fencing. With entertaining and family life at the heart of it, the layout offers various locations to enjoy.

Situated from the kitchen dining area is the perfect spot to enjoy a morning coffee on casual garden furniture. Weaving towards the garden is a second paved area, ideal for dining in the evening sun. Leaving the patio you descend to a formal lawn, flanked by box hedging. From here the garden turns into a playful area with a willow arch, wildflower planting and a summer house. Designed to be seen from the kitchen sink/oven, it's the perfect place for children to explore and enjoy.

INFORMATION

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





DIRECTIONS

From our Chepstow office heading up onto Moor Street and bearing left, take the left turning onto Mount Pleasant/A48. Take the next right turning onto Garden City Way. In approximately 700 yards turn right onto Hardwick Avenue and you can find the property on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		81
B (81-91)		
C (69-80)		
D (55-68)	59	
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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