



CHEPSTOW

Guide price **£850,000**



SUFFOLK HOUSE

Welsh Street, Chepstow, Monmouthshire NP16 5LU



Four double bedrooms, principal suite
Stunning kitchen diner with conservatory
Detached period house with large garden

Nestled behind a high hedge on a desirable, residential road within walking distance of Chepstow town centre, this immaculately-presented detached period property called Suffolk House welcomes you with light, space and character, mixed with impressive contemporary additions.

The house is a sociable family home, offering a formal dining room with a separate second sitting room with a log burner, and a truly impressive kitchen diner. This contemporary open-plan space is a cook's dream, with the luxury glossy white kitchen in the centre of the layout, a family area with French doors on one side and a light-drenched conservatory with French doors on the other.

Upstairs the beautiful home offers a contemporary family bathroom and four double bedrooms, with the principal boasting an ensuite plus a dressing room with built-in storage.

The road is home to a number of impressive, large detached properties as it meanders into the town centre, with all the pubs and bars, cafes and restaurants, shops and social groups that this attractive and popular medieval market town offers.



Guide price
£850,000



KEY FEATURES

- Detached period property with character
- Four double bedrooms
- Immaculately presented throughout
- Stunning contemporary kitchen diner
- Generous, mature gardens
- Located on a desirable residential road



STEP INSIDE



The local primary school is at the end of the road, as is the route to the majestic, medieval Chepstow castle, church and unique local history.

There are a wide range of amenities and facilities that the town can offer for the practical, including doctors and dentist, and there are walks along the banks of the Wye Valley. This famous Area of Outstanding Natural Beauty is on the doorstep, offering a myriad of outdoor activities to enjoy, plus country pubs offering good food and real ale.

Chepstow is well-placed for exploring further afield for work or leisure, connected to the main motorway network via the M48 and offering a train station too.

Step inside through the impressive double front door that floods the entrance with light, into a spacious and sociable, immaculately presented family home.

The entrance hall is the perfect spot to welcome guests', continue through the open archway and into the inner hall.

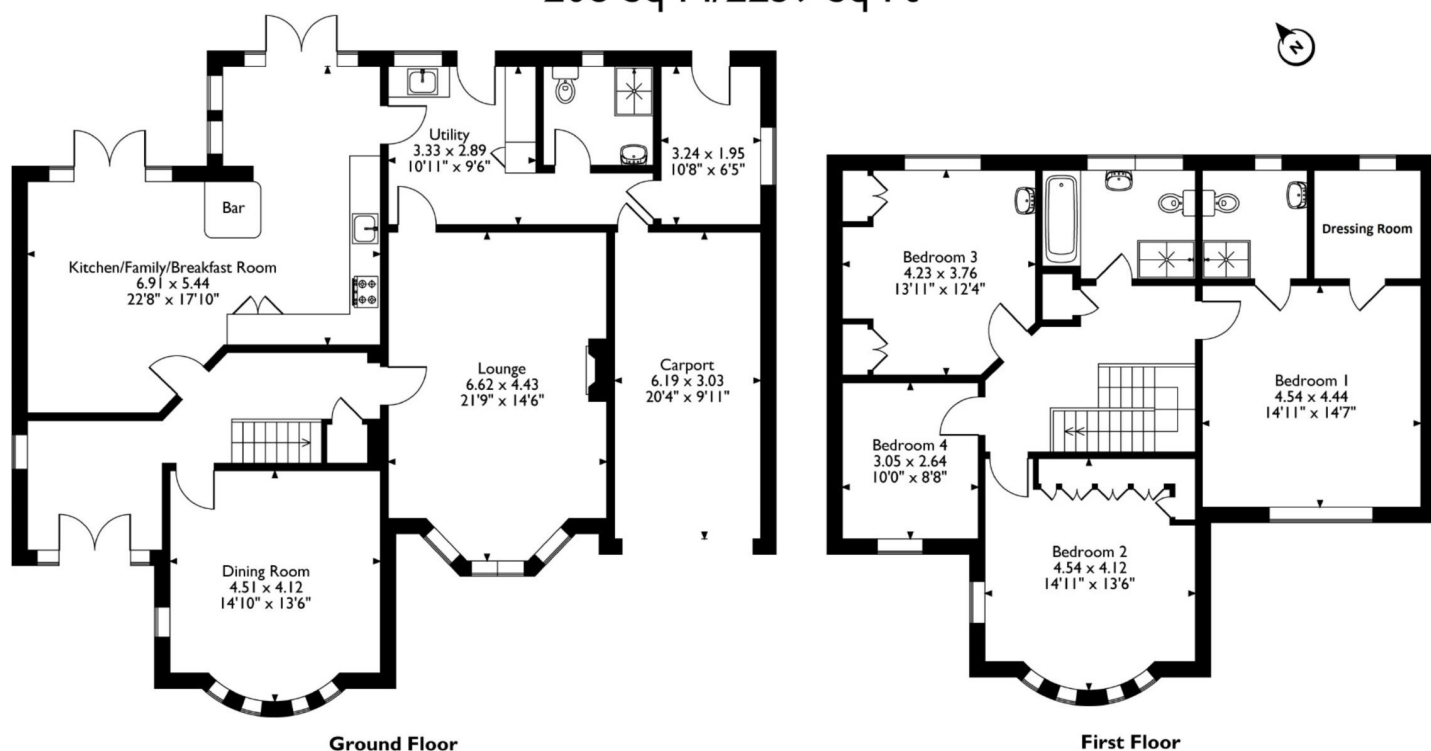
This central space offers seamless access into the property's three main reception rooms. The dining room to the right with bay window, original stripped wooden floors, picture rails and wall of book cases that add character to the space. It's a delightful room for relaxing and chatting over a sociable meal, offering an intimate atmosphere against a backdrop of front garden views.

Across the hallway the kitchen lounge diner offers an impressive and thoughtful design that connects three spaces, making it an ideal hub of the home where the family can gather and eat, cook and lounge.

The first space to captivate you is the lounge area, happily hosting two sofas that look out through a wall of glass to the rear garden, with French doors onto a patio.

Via the removal of the majority of the dividing wall, the family seating area is connected to the central kitchen that includes a clever integrated breakfast bar so the cook can chat and socialise. The well-equipped glossy white kitchen with granite work tops, is a cook's dream. A contemporary space that oozes luxury as well as providing masses of storage and integrated appliances.

Approximate Gross Internal Area 208 Sq M/2239 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 kitchen then flows directly into a fabulous addition to the house - an integrated conservatory at the end of the room. It's a beautiful space cloaked in glass including a high, sloping roof and is a forever enticing spot to sit, relax and enjoy the garden views. Access to the patio and garden via French doors.

This three zone, connected room is an outstanding space and can effortlessly be configured to suit a new owner's life-style, with the lounge or the conservatory space easily able to host a dining table and chairs if required.

A door off the conservatory leads to a large utility room, with direct access to the garden and car port. At the end of this practical wing of the home is a bonus stylish shower room.

Back into the central hall and the door at the end leads into an inviting and spacious lounge, made cosy by the central log burner and flooded with light from the big bay window. This sizeable space is a comfortable and welcoming place to relax with a book by the flames, watch a movie, and enjoy spending time with family and friends.

The ground floor of the property benefits from underfloor heating.

Up the delightful period staircase to the central landing, which continues the themes of space and light that the whole house offers, for access into four bedrooms and a family bathroom.

The principal suite is made up of three rooms. A generous bedroom leading to a luxury ensuite shower room and a bespoke dressing room.

The family bathroom boasts a fabulous four-piece suite and contemporary interior design. The remaining three bedrooms are all doubles with a garden view and two have built-in wardrobes and an excellent amount of storage.

STEP OUTSIDE



Step outside into the substantial plot that envelopes the house in foliage, flowers and immaculate lawns, creating a sanctuary for relaxing in the sunshine or a special place to entertain friends and family. Behind the solid wood front gates the generous drive creates an impressive start to any visit, as the attractive period facade welcomes you to a wonderful family home. There's ample space for guests to park and owners to find a home for a range of vehicles, and the most prized of them can find a home from the weather under the integrated carport with electric socket.

The front garden is sizeable and frames the house beautifully, and the rear garden expands even more to create a private paradise for dogs to run about, children to play, and everyone to enjoy alfresco meals and BBQs on the sun-drenched patio. The garden is flanked by mature trees, shrubs and hedges that create visual interest, and there's ample space for an owner to begin growing their own produce.

Wander down the lawn and through the foliage and you come across another place to gather and socialise, an inviting seating area that welcomes the last rays of the day's sun as you relax with a cold drink.

INFORMATION

Postcode: NPI 6 5LU

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From the office turn right onto Welsh street, proceed past The Dell primary school and the property is on the right-hand side just after the exit from the Chepstow Comprehensive School.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, Monmouthshire, NP16 5LJ

01291 626262

chepstow@archerandco.com

www.archerandco.com



ARCHER
& CO

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.