



CHEPSTOW

Guide price **£575,000**



4 PENTERRY PARK

Chepstow, Monmouthshire NP16 5AZ



Executive detached property
No upper chain
Detached double garage

This Bryant House built four double bedroom detached modern home, located within a quiet cul-de-sac, offers every function a busy family need. The property boasts light, space, and neutral interiors.

It features a separate dining room, a sizable lounge with a feature coal effect gas fire and bay overlooking the front garden, with patio doors to access to the rear garden, a study, a useful utility room, a principal ensuite bathroom and a guest room with shower room, ground floor WC. All with a low-maintenance garden, and off-road parking for two vehicles outside a detached double garage.

This property offers an idyllic lifestyle in one of the most glorious areas of Wales. Woodland walks, hill climbing, and river-based activities are easily accessible, providing ample opportunities for outdoor enjoyment. A short distance from Penterry Park you can also find Chepstow Racecourse and St. Pierre country club. For those commuting or travelling, the town is well-placed with a mainline train station and convenient access to the M48, M4, and M5. As for families, this property is perfectly located close to primary and secondary schools as well as English schools being just over the bridge.



Guide price
£575,000



KEY FEATURES

- Executive detached four bed property
- Detached double garage
- Hayden design property Bryant build
- No upper chain
- Mature development
- Principal bedroom with ensuite



STEP INSIDE



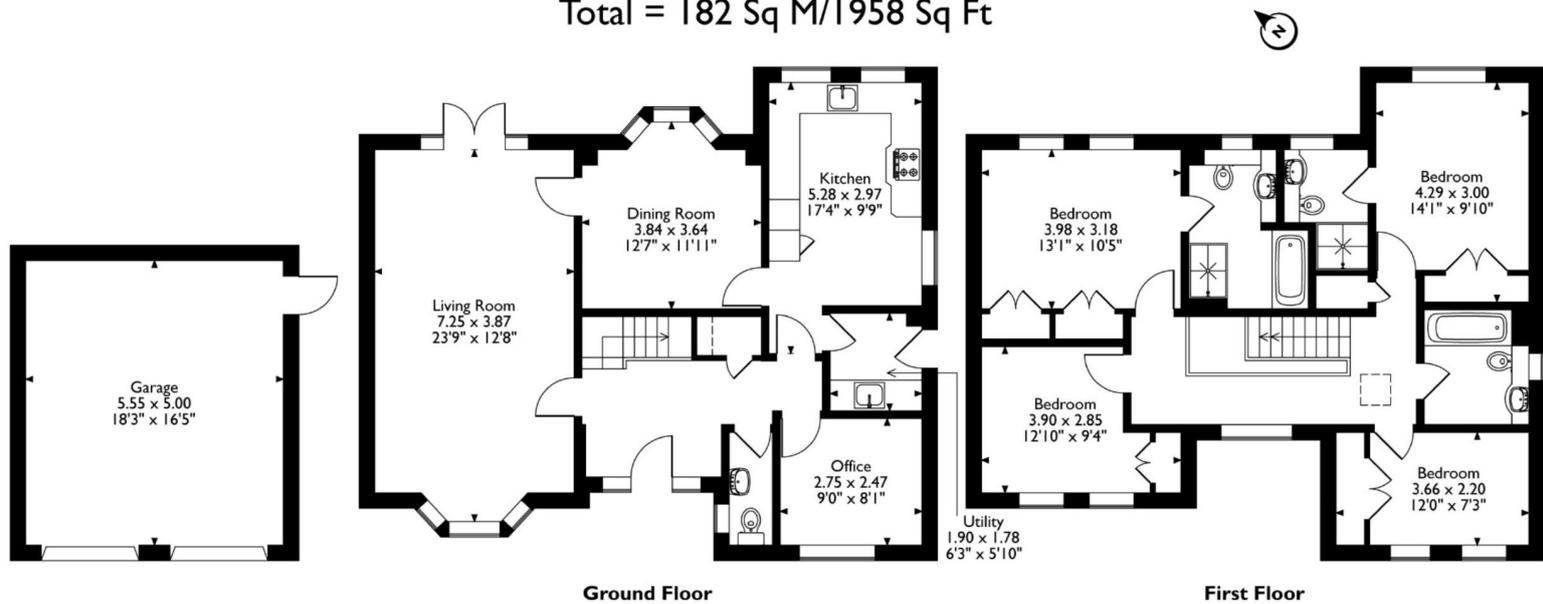
On entering via the hallway with a lovely gallery landing overlooking the hall, and serves as the hub, providing access to major living spaces and functional extras. To the right, there's a good sized cloakroom providing ample storage.

The front sitting room is a spacious and light-filled area with a generous bay window. The feature coal effect gas fire creates a cosy gathering spot, making it perfect for entertaining or relaxing with family. With patio doors that open up onto a level and inviting secure rear garden. Working from home this property offers a separate study room with views towards the front garden and close.

Moving to the rear of the house, the dining room with a large bay window, serves as another sociable space, seamlessly connected via a panelled door from the adjoining, sizable lounge and also to the well-equipped modern kitchen. Also, handy to have that utility room with side access to the rear garden and double detached garage with parking.

The kitchen is a well-designed and aesthetically pleasing space, with wood coloured doors and wall cabinets in beech light shades. The overall layout of the home makes it an inviting and comfortable space for both daily living and family life.

Approximate Gross Internal Area
 Main House = 154 Sq M/1657 Sq Ft
 Garage = 28 Sq M/301 Sq Ft
 Total = 182 Sq M/1958 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.

Ascending the stairs to the gallery landing the first floor offers a well-designed layout with 4 double bedrooms and a family bathroom.

The principal bedroom to the rear features a sizable ensuite with bath and shower.

The guest bedroom also has an on-suite, a shower room which adds a touch of luxury and convenience. To the front there are two further bedrooms, both with fitted wardrobes. The bedrooms are all decorated in neutral tones in move-in ready condition.

The modern family bathroom with window to the side elevation is light and airy.

STEP OUTSIDE



The property features an attractive and well-enclosed rear garden, lushly planted with a variety of shrubs and mature plants.

There is a personal access door leading directly from the garden to a sizeable detached double garage, which includes up-and-over doors. Additionally, there is off-road parking available for several vehicles.

INFORMATION

Postcode: NPI 6 5AZ

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Chepstow take the A48 to the St Lawrence roundabout. Take the fourth exit (A466) onto St Lawrence Road. Take the turning right at the traffic lights into Tempest Way. At the next roundabout take the first turning left into Penterry Park. Turn left then left again the property is on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	73	80
55-68	D		
39-54	E		
21-38	F		
1-10	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.