



CHEPSTOW

Guide price **£425,000**



74 ST KINGSMARK AVENUE

Chepstow, Monmouthshire NP16 5LY



4-bed detached property

Easy motorway access.

Walking distance to local schooling & amenities in Chepstow

Discover the perfect blend of spacious living and entertainment at 74 St Kingsmark Avenue. This bright and airy detached four-bedroom house is an ideal home for families. Conveniently located in The Danes, it's within 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 are a wealth of popular countryside pursuits including walking, caving, canoeing, riding and cycling to name but a few. 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.



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KEY FEATURES

- Detached 4 -bed property
- Modern kitchen
- Landscaped garden with seating areas
- Easy access to motorway links
- Walking distance to local amenities in Chepstow
- Downstairs WC and shower room



STEP INSIDE

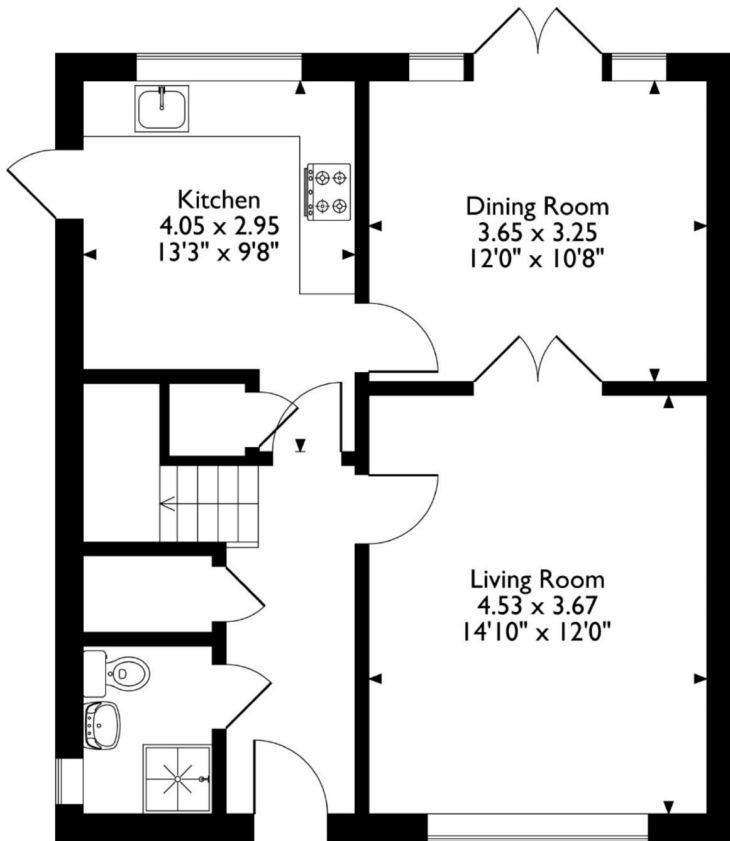


As you step inside, you'll immediately notice the spaciousness of the hallway, which provides access to a convenient downstairs WC and shower.

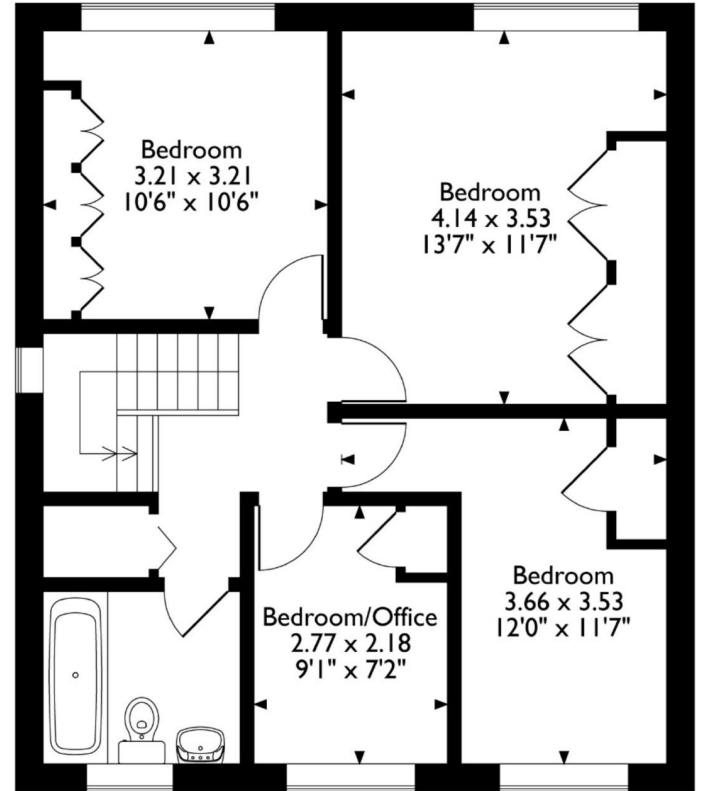
The property unfolds beautifully, leading to a cosy lounge area featuring a lovely wood burner and a bay window that offers a bird's-eye view of the main street.

The open-plan dining area flows seamlessly from the lounge, guiding you towards the modern kitchen, which in turn grants access to a charming side patio a seating area and the rear garden. The dining area leads directly to a patio through patio doors, creating a charming spot for outdoor dining or enjoying a morning coffee. This thoughtful design establishes a seamless connection between the interior and exterior spaces,

Approximate Gross Internal Area 108 Sq M / 1162 Sq Ft



Ground Floor



First 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.

As you ascend the dog-leg staircase, you'll be greeted by a large window that floods the central landing with natural light.

The upper floor features four bedrooms - three of which are spacious doubles, along with a cosy single bedroom/ office room. Additionally, there is a modern family bathroom.

STEP OUTSIDE



As you step outside, you'll be greeted by a detached garage with pitched roof, and additional storage. The garden boasts mature tiered rear walls and a level lawn area perfect for various activities or relaxation.

Enhancing the overall living experience. The property is accessed via a sloped driveway, providing ample off-road parking and leading to the detached garage.

INFORMATION

Postcode: NP16 5LY

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: TBC



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. The property can be found a little way down the hill on the left-hand side just opposite the park.



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