H&H
HOUSE & HOME
PROPERTY AGENTS



31 Edmond Locard Court

St Kingsmark Ward, Chepstow, NP16 6FA

£600,000

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Description

Edmond Locard Court is a select development built by Charles Church just over 10 years ago as part of their sought-after Heritage range.

Occupying a sought-after and convenient location, this impressive detached executive-style home offers generous accommodation throughout, combining attractive double bay-fronted architecture with a well-planned layout ideally suited to modern family living.

Upon entering, you are welcomed by a generous reception hall, creating an immediate sense of space and providing access to the principal ground-floor rooms. The heart of the home is the spacious kitchen/breakfast room, which offers ample space for both cooking and informal dining. Featuring a central island, the kitchen provides an attractive and practical setting for everyday family life, while French doors open directly onto the rear garden, allowing plenty of natural light to flow into the room and creating a lovely connection between the indoor and outdoor spaces.

Leading off the kitchen is a separate utility room, providing valuable additional space for laundry and household tasks, helping to keep the main kitchen area organised and clutter-free. The separate dining room offers an ideal setting for family meals, entertaining friends and enjoying special occasions, while the spacious living room provides a comfortable place to relax and unwind. A ground-floor cloakroom/WC completes the downstairs accommodation.

Stairs lead to an attractive galleried landing on the first floor, giving access to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite shower room, providing a private and comfortable retreat, while the second bedroom also enjoys the advantage of an en-suite shower room, making it particularly suitable for guests or older family members. The remaining two bedrooms offer flexibility for children, additional guests or those requiring a home office, with a separate family bathroom serving the remainder of the accommodation.

Outside, the property continues to impress with a well-maintained rear garden, providing a pleasant space for outdoor dining, entertaining or simply enjoying the warmer months. The garden can be accessed directly from the kitchen/breakfast room, making it particularly convenient for family life and summer gatherings.

The property further benefits from a garage and off-road parking, adding to the practicality of this substantial family home.

Offering generous living space, four bedrooms, two en-suite shower rooms and a convenient location, this attractive detached residence is an excellent opportunity for buyers seeking a spacious home with plenty of room to accommodate the changing needs of modern family life.

Reception Hall

Approached via panelled door with double glazed inserts. Under stairs storage cupboard. Panelled radiator. Turn stairs to first floor galleried anding. Doors off.

Kitchen Breakfast Room

21'11" max x 15'0" max (6.700 max x 4.586 max)

Fitted with a matching range of base and eye level storage units all with surfaces and complimentary up stands. One and a half bowl stainless steel sink and mixer tap set into work surface. Built in double fan assisted electric oven. Integrated dishwasher. Space for american style fridge freezer. Breakfast island with breakfast bar and storage. Tiled floor throughout. Two panelled radiators. UPVC dual aspect double glazed windows, UPVC double glazed french doors and windows to rear. Door to dining room. Door to utility room.

Utility Room

6'8" x 5'6" (2.045 x 1.693)

Base and eye level storage units. Single drainer stainless steel sink and mixer tap set into work surface. Plumbing and space for automatic washing machine and tumble dryer. Wall mounted gas boiler. Tiled floor. Panelled radiator. Opaque double glazed and panelled door to rear garden.

Dining Room

13'8" to bay x 10'7" (4.168 to bay x 3.238)

Panelled radiator. UPVC double glazed bay widow to front elevation. Door to reception hall.

Living Room

24'7" to bay x 11'4" (7.50 to bay x 3.466)

Two panelled radiators. UPVC double glazed bay window to front elevation. UPVC double glazed french doors and windows to rear garden.

Ground Floor W.C.

Low level W.C. with push button flush. Pedestal wash hand basin with chrome mixer tap and tile splash back. Tile floor. Panelled radiator. Opaque UPVC double glazed window to rear elevation.

First Floor Stairs and Landing

Access to loft inspection point. Airing cupboard. Doors off.

Bedroom One

15'2" x 12'7" (4.626 x 3.859)

Built in wardrobes. Two panelled radiators. UPVC double glazed windows to side and rear elevations. Door to en-suite shower room.

En-Suite Shower Room

Low level W.C. with push button flush. Pedestal wash hand basin with chrome mixer tap and tile splash back. Step in enclosure with mains fed shower. Part tiling to walls. Tiled floor. Panelled radiator. Opaque UPVC double glazed window to side elevation.

Tel: 01291 418418

Bedroom Two
10'6" x 10'5" (3.225 x 3.186)
Panelled radiator. UPVC double glazed window to front elevation. Door to en-suite shower room.

En-Suite Shower Room
Low level W.C. with push button flush. Pedestal wash hand basin with chrome mixer tap and tile splash back. Step in enclosure with mains fed shower. Part tiling to walls. Tiled floor. Panelled radiator. Opaque UPVC double glazed window to front elevation.

Bedroom Three
12'11" max x 12'0" (3.952 max x 3.666)
Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Four
10'7" x 10'5" (3.239 x 3.179)
Panelled radiator. UPVC double glazed window to front elevation.

Bathroom
Low level W.C. with push button flush. Pedestal wash hand basin with chrome mixer tap and tile splash back. Bath with chrome mixer tap. Step in enclosure with mains fed shower. Part tiling to walls. Tiled floor. Panelled radiator. Opaque UPVC double glazed window to rear elevation.

Garage and Parking
Up and over door. Power points and lighting. Tandem driveway with parking for two vehicles.

Garden
To the rear of the property, well maintained lawn with seating areas accessed off the kitchen breakfast room and living room. Gate to the driveway and garage.

Material Information
Tenure - Freehold
Council Tax Band - G
Mains gas. Mains electricity. Mains water. Mains drainage. Gas fired boiler.
Construction - We are informed the property is standard construction.
Service Charge - There is a service charge of approximately £300 per year for the upkeep of all of the communal areas.
Broadband and mobile coverage.
Please check the Ofcom website for broadband and mobile coverage: https://checker.ofcom.org.uk/
AI enhanced images - The weather and/or sky in some of the photographs has been digitally enhanced for marketing purposes. The property itself has not been digitally altered, and the images remains representative of the property.

Anti Money Laundering
Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners and they charge a non refundable fee of £27 plus VAT per person for this service.









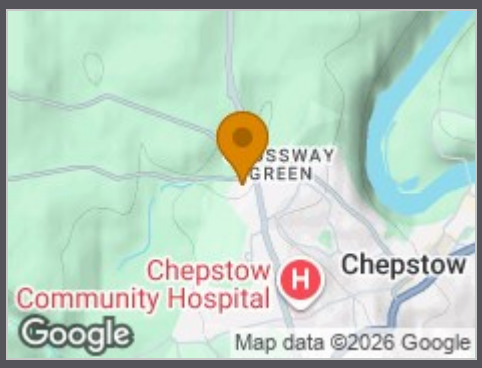
Road Map



Hybrid Map



Terrain Map



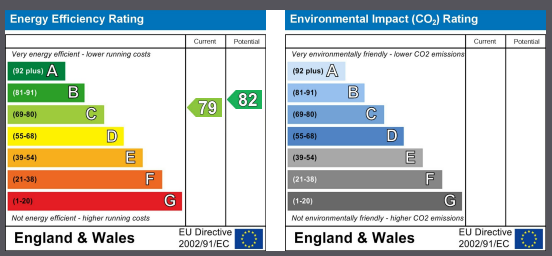
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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