

H & H

HOUSE & HOME
PROPERTY AGENTS



1 Grasmere Way

Thornwell, Chepstow, NP16 5SS

£379,950



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Description

This generously proportioned four-bedroom detached property offers an exciting opportunity for buyers to update and personalise their next home. Ideally positioned with lovely views towards the River Wye and beyond, the home combines potential with location.

The ground floor features a welcoming reception hall leading to a kitchen with an adjoining utility area. A spacious living room opens onto the rear garden and flows into the dining room via double doors, perfect for family living and entertaining. A convenient ground floor W.C. completes the downstairs accommodation.

Upstairs, there are four good-sized bedrooms, including a primary bedroom with an en-suite shower room. Both the main and second bedrooms enjoy picturesque views over the River Wye and beyond.

Externally, the property benefits from a driveway with parking for two vehicles, an integral garage, and beautifully maintained front and rear gardens. The home is also situated near the Wales Coast Path, ideal for scenic walks and outdoor enthusiasts. A fantastic opportunity to make this property your own in a sought-after location.

Local amenities can be found nearby and the property is situated close to the market town of Chepstow with its attendant range of facilities. There are plenty of shops, bars, cafes and restaurants as well as good junior and comprehensive schools in the area. Chepstow is known as the gateway to the Wye Valley, itself a designated area of outstanding natural beauty. For those that enjoy the outdoors, there are many walks in the area including the Wye Valley Walk, which starts a short distance away at Chepstow Leisure Centre and Wales coastal footpath which starts in Chepstow and follows the coastline all the way to North Wales.

For the commuter, there are excellent road networks to include the M48 Severn Bridge crossing to England, which is minutes away plus bus and rail links to be found in Chepstow. All of which bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

Open Porch

Reception Hall

Approached via wooden door with opaque side window.

Coving. Panelled radiator. Stairs to first floor landing. Doors off.

Kitchen

10'11 x 8'05 (3.33m x 2.57m)

Fitted with a matching range of base and eye level storage units all with work surfaces over and tile splash backs. One and half bowl sink and mixer tap set into work surface. Built in double oven with grill. Four ring gas hob with tile splash back and extractor and lighting over. Plumbing and space for dishwasher. Wall mounted gas boiler. Wood effect flooring. Panelled radiator. Wooden double glazed window to front elevation. Door to utility room.

Utility Room

8'06 x 4'10 (2.59m x 1.47m)

Base unit and work surface over with stainless steel sink and mixer tap plus splash back. Serving hatch to dining room. Wood effect flooring. Panelled radiator. Glazed and panelled door to side elevation.

Living Room

15'03 x 13 (4.65m x 3.96m)

Coving. Feature fireplace. Dado rail. Two panelled radiators. Wooden double glazed window to rear elevation. Double glazed sliding patio door to rear garden. Double doors to dining room.

Dining Room

10'04 x 8'06 (3.15m x 2.59m)

Coving. Panelled radiator. Serving hatch to utility room. Wooden double glazed window to rear.

Ground Floor W.C.

Low level W.C. Wash hand basin with tile splash back. Wood effect flooring. Panelled radiator. Extractor fan.

First Floor Stairs and Landing

Access to loft inspection point. Wooden double glazed window to side elevation. Doors off.

Bedroom One

12'04 x 9'10 (3.76m x 3.00m)

Range of fitted bedroom furniture plus built in mirror fronted wardrobe. Panelled radiator. Wooden double glazed window to rear elevation with views towards the River Wye and beyond. Door to en-suite shower room.

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En-Suite Shower Room

Low level W.C. Wash hand basin set over vanity storage. Mirror and light over plus extra overhead storage. Step in enclosure with mains fed shower. Wood effect flooring. Part tiling to walls. Extractor fan. Opaque wooden double glazed window to side elevation.

Bedroom Two

9'10 x 9'08 (3.00m x 2.95m)

Mirror fronted built in wardrobe. Panelled radiator. Wooden double glazed window to rear elevation with views towards the River Wye and beyond.

Bedroom Three

10'10 x 8'8 to door (3.30m x 2.64m to door)

Built in wardrobe. Panelled radiator. Wooden double glazed window to front elevation.

Bedroom Four

10'07 to window x 8'02 (3.23m to window x 2.49m)

Panelled radiator. Wooden double glazed window to front elevation

Bathroom

Modern white suite to include a low level W.C. Pedestal wash hand basin with chrome mixer tap. Bath with chrome mixer tap and shower attachment over. Part tiling to walls. Tile effect flooring. Chrome Towel radiator. Extractor fan. Opaque wooden double glazed window to rear elevation.

Garden

Established and well maintained garden to both the front

and rear elevations. To the front, a lawn area and well stocked beds and borders plus maturing shrubs and tree. A gate and footpath at the side of the property leads through to the rear garden with a full width patio and step down to a split level well maintained lawn. Mature shrubs and bushes plus brick built wall to boundary.

Integral Garage & Parking

Up and over door power and lighting. Parking for two vehicles to front.

Material Information

Council Tax Band - F

Tenure - Freehold

We are informed the property is standard construction.

Mains electricity. Mains gas. Mains water. Mains drainage.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



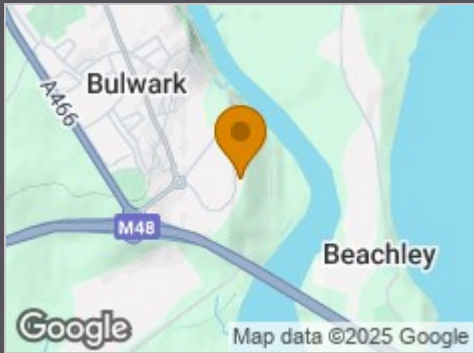
Road Map



Hybrid Map



Terrain Map



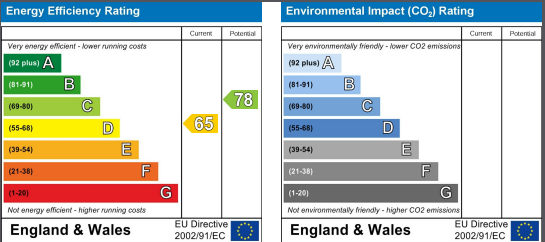
Floor Plan



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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