

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 10 Kingdom Court

Brunel Quarter, Chepstow, NP16 5UY

£384,950





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## Description

This well-presented detached home was built in 2023 and benefits from the remainder of the 10-year NHBC warranty. Situated in a quiet cul-de-sac in a sought-after location, this home is a must-view.

On the ground floor, there is a reception hall, a ground floor WC, an open-plan kitchen/dining room with built-in appliances and a spacious living room.

On the first floor, there are three bedrooms, with the main bedroom benefiting from an en-suite shower room. A modern family bathroom also serves the additional bedrooms.

Outside, the property features a rear garden, a detached garage, and driveway parking.

Located just a short distance from the town centre, all the amenities and attractions of a bustling town are easily accessible by foot. Chepstow Castle, the oldest surviving post-Roman stone fortress in Britain, is a prominent landmark in the area. Chepstow is often referred to as the gateway to the stunning Wye Valley, renowned for its outstanding natural beauty. Outdoor enthusiasts will find plenty of activities nearby, including hiking trails and the picturesque Forest of Dean. The town boasts a variety of cafes, bars, bistros, and restaurants, as well as charming independent shops. Families will appreciate the proximity to good junior and comprehensive schools, while commuters will benefit from excellent transportation links via bus and rail. The A48, M4, M48, and M5 networks provide easy access to neighbouring cities such as Newport, Cardiff, Bristol, Gloucester, and Cheltenham for those who work in these areas.

## Reception Hall

Approached via composite panelled door with double glazed insert. Useful storage cupboard. Tile effect

flooring. Panelled radiator. UPVC double glazed window to side elevation. Stairs to first floor landing. Doors off.

## Ground Floor W.C.

Low level W.C. with dual push button flush. Pedestal wash hand basin with chrome mixer tap and tile splash back. Tile effect flooring. Extractor fan. Panelled radiator.

## Living Room

13'04 x 11'04 (4.06m x 3.45m)

Herringbone wood effect flooring. Panelled radiator. Full height UPVC double glazed window to front elevation. Door to kitchen dining room.

## Kitchen Dining Room

18'03 x 9'01 (5.56m x 2.77m)

Fitted with a matching range of base and eye level storage units all with granite effect work surfaces and complementary up stands. Under counter lighting. Stainless steel sink and mixer tap. Built in fan assisted electric oven. Four ring gas hob set into work surface with stainless steel splash back, extractor hood with lighting over. Built in fridge freezer. Utility cupboard with plumbing space for automatic washing machine. Wall mounted gas combination boiler. Herringbone wood effect flooring throughout. Panelled radiator. UPVC double glazed window to rear elevation. UPVC double glazed doors French doors and windows to rear garden.

## First Floor Stairs and Landing

Access to loft inspection point. Two useful storage cupboards. UPVC double glazed window to side elevation. Doors off.

Tel: 01291 418418

### Bedroom One

9'01 x 8'07 (2.77m x 2.62m)

Built-in wardrobes. Panelled radiator. Full height 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. Shaver point. Step in enclosure with mains fed shower. Part tiling to walls. Tile effect flooring. Extractor fan. Panelled radiator.

### Bedroom Two

9'11 x 9'03 (3.02m x 2.82m)

Built-in wardrobes. Panelled radiator. UPVC double glazed window to rear elevation.

### Bedroom Three

9'03 x 8 (2.82m x 2.44m)

Panelled radiator. UPVC double glazed window to rear elevation.

### Bathroom

Low level W.C. with push button flush. Pedestal wash hand basin with chrome mixer tap and tile splash back.

Shaver point. Bath with chrome mixer tap. Part tiling to walls. Tile effect flooring. Extractor fan. Panelled radiator. Opaque UPVC double glazed window to front elevation.

### Garden

To the front elevation stocked beds. Footpath at the side of the property leads to the rear garden. Here you will find a paved seating area with the remainder of the garden being laid to lawn.

### Garage and Parking

Detached garage with up and over door, power points and lighting. Parking for 2 vehicles.

### Material Information

Council Tax Band - E

Tenure - Freehold

Service charge - TBC

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

We are informed the property is standard construction. Broadband and mobile coverage.

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



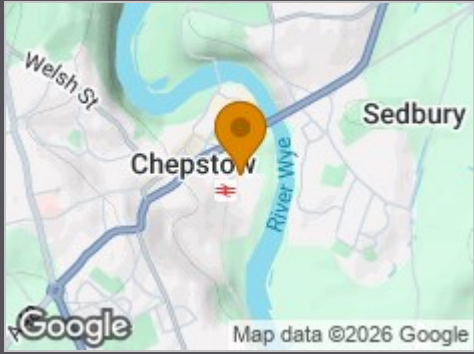
Road Map



Hybrid Map



Terrain Map



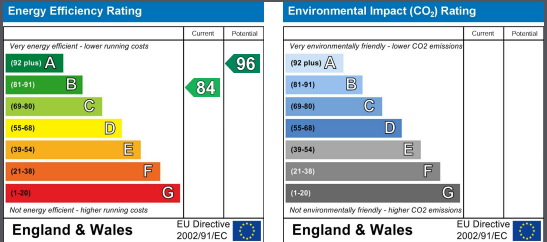
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.