

H & H

HOUSE & HOME
PROPERTY AGENTS



32 Edmond Locard Court

St Kingsmark Ward, Chepstow, NP16 6FA

£720,000

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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. Positioned in an elevated setting, this impressive home enjoys lovely open views to the front, overlooking adjoining fields and woodland, while offering spacious and versatile accommodation arranged over two floors.

From the moment you approach the property, there is a feeling of space and quality. Steps lead up to the front door and into an impressive reception hall, which provides access to the principal reception rooms and gives an immediate sense of the generous proportions this home has to offer.

One of the real highlights is the superb L-shaped kitchen/breakfast room, which has been thoughtfully updated by the current owners with a fully integrated Shaker-style kitchen installed in 2020. The room provides an excellent everyday living space, with bi-fold doors opening directly onto the south-facing rear garden, creating a lovely connection between the house and garden and making this an ideal space for entertaining or simply enjoying family life.

A separate utility room provides useful additional storage and workspace, while the bay-fronted dining room is accessed via double doors from the reception hall. There is also a generous bay-fronted living room, again approached through double doors, with French doors opening onto the rear garden. A ground floor W.C. and cloakroom completes the accommodation at this level.

The impressive turned staircase leads to a spacious galleried landing, giving access to five bedrooms and the family bathroom. The principal bedroom is a particularly appealing room, featuring fitted wardrobes and a stunning en-suite shower room. Bedroom two also benefits from built-in wardrobes and its own en-suite shower room, as well as enjoying attractive views towards the front of the property. There are three further bedrooms, providing plenty of flexibility for family members, guests, home working or hobbies, together with a modern family bathroom.

Outside, the gardens to both the front and rear have been attractively landscaped, with thoughtfully positioned seating areas providing plenty of opportunity to sit out and enjoy the sunshine at different times of the day. The south-facing rear garden is particularly well suited to outdoor dining and entertaining.

The property also benefits from a detached double garage and a generous driveway providing off-road parking for approximately 4-6 vehicles, depending on size.

There are some excellent additional features which are well worth highlighting. The property has solar panels and a photovoltaic system, helping to supplement both electricity and hot water. There is currently no battery storage, although the existing system has been set up to accommodate a batteries should a future owner wish to install these. An EV charging point is also included.

Overall, Edmond Locard Court offers a fantastic combination of generous accommodation, attractive views, modern improvements and well-planned outdoor space. With its elevated position, south-facing garden, excellent parking and impressive five-bedroom layout, this is a home that offers plenty of space to grow into and would be well worth viewing to fully appreciate what it has to offer.

Reception Hall

15'5" x 8'6" (4.709 x 2.610)

Approached via panelled door and side screen. Coving. Useful cloak cupboard. Amtico flooring. Panelled radiator. Turn stairs to galleried landing. Doors off.

Kitchen Breakfast Room

23'9" x 15'7" L-shaped measurement (7.251 x 4.772 L-shaped measurement)

Coving and inset spotlighting. Fitted with a matching range of shaker style base and eye level storage units, plus glass fronted display cabinets. All with wood effect work surfaces, complimentary up stands and tile splash backs. One and half bowl ceramic sink with mixer tap. Range cooker and drinks fridge (available by separate negotiation). Cooker hood with extractor fan and lighting to remain. Integrated fridge

and freezer. Integrated dishwasher. Pantry. Amtico flooring throughout. Panelled radiator. UPVC double glazed windows to rear and side elevations. Bi-fold doors to rear garden. Door to utility room.

Utility Room

Coving and inset spotlighting. Fitted with a matching range of shaker style base and eye level storage units. All with wood effect work surfaces, complimentary up stands and tile splash backs. Single drainer ceramic sink and mixer tap. Plumbing and space for automatic washing machine and tumble dryer. Amtico flooring. Panelled radiator. Double glazed and panelled door to side elevation.

Bay Fronted Dining Room

4.190 to bay x 4.901 to recess

Coving. Karndean flooring. Panelled radiator. UPVC double glazed bay window to front elevation.

Bay Fronted Living Room

7.271 x 3.959 not inc bay

Coving. Wood burner to remain. 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.

Coving and inset spotlighting. Low level W.C. Pedestal wash hand basin with mixer tap. Part tiling to walls. Amtico flooring. Towel Radiator. Opaque UPVC double glazed window to side elevation.

First Floor Stairs and Landing

Coving. Access to loft inspection point. Airing cupboard. Panelled radiator. Doors off.

Primary Bedroom

13'1" x 12'6" (3.991 x 3.815)

Built in wardrobes. Panelled radiator. UPVC double glazed window to rear elevation. Door to en-suite shower room.

En-Suite Shower Room

Tastefully update in 2019, to include a low level W.C. Wash hand basin and chrome mixer tap set over vanity storage. Mirror cabinet over with lighting. Double walk in enclosure with rainwater shower and separate shower attachment. Two tone tiling to walls. Tiled floor. Chrome towel radiator. UPVC double glazed window to rear elevation with integrated blind.

Guest Bedroom Two

13'11" x 11'7" (4.246 x 3.533)

Built in wardrobes. Panelled radiator. UPVC double glazed window to front elevation. Door to en-suite shower room.

En-Suite Shower Room

Low level W.C. Pedestal wash hand basin and chrome mixer tap. shaver point. Walk in enclosure with mains fed shower. Part tiling to walls. Wood effect flooring. Chrome towel radiator. Opaque UPVC double glazed window to front elevation.

Bedroom Three

12'2" x 9'1" (3.719 x 2.779)

Fitted wardrobes. Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Four

11'9" x 9'4" (3.589 x 2.858)

Panelled radiator. UPVC double glazed window to front elevation.

Tel: 01291 418418

Bedroom Five/Study

8'11" x 7'5" (2.734 x 2.272)

Panelled radiator. UPVC double glazed window to rear elevation.

Family Bathroom

Inset spotlighting. Four piece modern white suite to include a low level W.C. pedestal wash hand basin with mixer tap, bath with mixer tap, step in enclosure with means fed shower. Towel radiator. Part tiling to walls. Wood effect flooring. Opaque UPVC double glazed window to side elevation.

Gardens

The current owners have thoughtfully landscaped the gardens to both the front and rear of the property, creating attractive and well-maintained outside spaces that are both practical and enjoyable throughout the day. The gardens have been carefully designed to make the most of the morning, afternoon and evening sunshine, with a selection of seating areas providing plenty of opportunities to sit out, relax and enjoy the surroundings during the warmer months.

The rear garden features well-maintained lawns complemented by a variety of maturing shrubs, bushes and trees, which add colour, privacy and a pleasant sense of maturity to the garden. Just off the kitchen is a particularly useful seating area, complete with an electric awning, providing shade and shelter when required and making it an ideal spot for outdoor dining or enjoying a morning coffee.

Further into the garden, a second seating area beneath a pergola has been positioned to take full advantage of the last of the summer sunshine, creating a lovely place to unwind at the end of the day.

To the front, there is a neatly maintained lawn and established planting, plus a seating area with views over fields and woodland. Side access leads through to the driveway. Overall, the gardens provide a lovely combination of landscaped areas, lawns and established planting, with several distinct spaces to enjoy whether entertaining family and friends or simply making the most of the outside space.

Garage and Parking

20'3" x 20'7" (6.18 x 6.29)

Detached double garage with twin up and over doors. Power points and lighting. Personnel door to side. EV charging point. Driveway to front with ample parking for 4-6 vehicles depending on size.

Material Information

Tenure - Freehold

Council Tax Band - G

Mains gas. Mains electricity. Mains water. Mains drainage. Gas fired boiler. Owned

solar panels and photovoltaic cells, which provide top electricity and hot water.

Construction - 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/>

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.



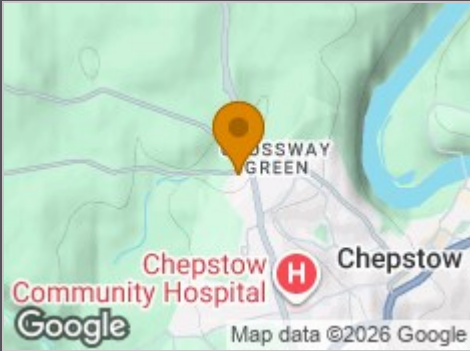
Road Map



Hybrid Map



Terrain Map



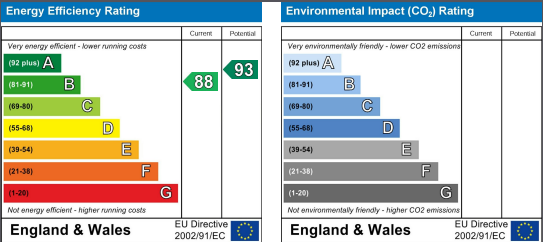
Floor Plan



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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