

# H & H

HOUSE & HOME  
PROPERTY AGENTS



43 Somerset Way

Bulwark, Chepstow, NP16 5NR

No onward chain £279,950



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## Description

This generously proportioned and thoughtfully extended home is situated on a desirable corner plot and is presented to the open market with no onward chain.

The ground floor comprises a welcoming reception hall, a kitchen/breakfast room with access to a lean-to sunroom, a dining room, a spacious living room and a ground floor W.C.

Upstairs, the first floor offers five bedrooms and a family bathroom. The principal bedroom benefits from an en-suite shower room, while the fifth bedroom offers flexibility and could serve as a walk-in wardrobe or a study.

The property enjoys ample outdoor space with off-road parking available to both the front and rear aspects.

Chepstow has a number of facilities close at hand to include, local primary and secondary schools, doctors, dentists, pubs and restaurants plus local and national retailers. For the outdoor enthusiast, there are many walks nearby, including the Wye Valley Greenway and Offas Dyke footpaths. The Forest of Dean and Wye Valley are also a short distance away. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

## Reception Hall

Approached via a UPVC double glazed and panelled door with complementary side window. Wooden flooring. Panelled radiator. Stairs to first floor landing. Doors off.

## Kitchen Breakfast Room

16'05 x 9 (5.00m x 2.74m)

Coving. Inset spotlighting. Fitted with a matching range

of base and eye level storage units all with rolltop work surfaces over. Single drainer stainless steel sink and mixer tap set into work surface with tile splash back. space for cooker with filter unit and light over. Plumbing and space for automatic washing machine and dishwasher. Space for fridge freezer. Wooden flooring throughout. Panelled radiator. UPVC double glazed doors and windows to lean to sunroom.

## Dining Room

12'09 x 12'09 (3.89m x 3.89m)

Coving. Panelled radiator. UPVC double glazed window to front elevation.

## Ground Floor W.C. Cloakroom

Wash hand basin with tile splash back. Door to W.C. with low level W.C. Wood effect flooring throughout. Opaque UPVC double glazed window to rear elevation.

## Living Room

21'10 x 10'11 (6.65m x 3.33m)

Coving. Feature fireplace. Wooden flooring. Two panelled radiators. UPVC double glazed windows to front and rear elevations.

## Lean to Garden Room

17 x 9 (5.18m x 2.74m)

Windows to all sides. Power and lighting. Doors to garden.

## First Floor Stairs and Landing

Access to loft inspection point. Cupboard housing wall mounted gas combination boiler. Doors off.

## Bedroom One

11'10 x 11 (3.61m x 3.35m)

Wardrobes to remain. Panelled radiator. UPVC Double

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glazed window to front elevation. Door to en-suite shower room.

### En-Suite Shower Room

Low level W.C. Pedestal wash hand basin with chrome mixer tap and tile splash back. Step in double enclosure with mains fed shower. Part tiling to walls. Extractor fan. Opaque UPVC double glazed window to side elevation.

### Bedroom Two

12'10 max to door recess x 12'02 (3.91m max to door recess x 3.71m)  
Panelled radiator. UPVC Double glazed window to front elevation.

### Bedroom Three

12'09 max to door recess x 9'03 (3.89m max to door recess x 2.82m)  
Panelled radiator. UPVC Double glazed window to rear elevation.

### Bedroom Four

8'05 x 7'11 (2.57m x 2.41m)  
Panelled radiator. UPVC Double glazed window to front elevation.

### Bedroom Five/Study/Walk in Wardrobe.

10'10 x 5'02 (3.30m x 1.57m)  
Panelled radiator. UPVC Double glazed window to rear elevation.

### Bathroom

Low level W.C. Pedestal wash hand basin. Bath with mixer tap and shower attachment. Plus electric shower and glazed screen over.

### Garden

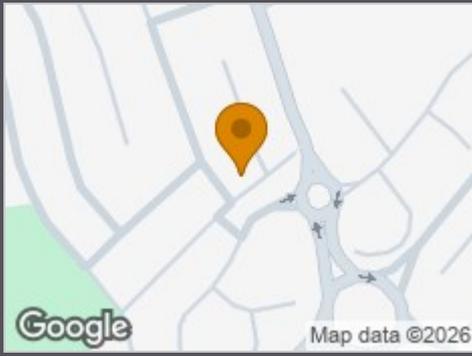
### Driveway

### Material Information

Tenure - Freehold  
Council Tax Band - D  
Mains gas. Mains electricity. Mains water. Mains drainage.  
We are informed the original building is Wimpey no Fines and the extension is of 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



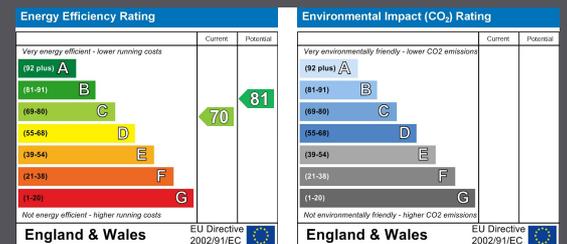
## Floor Plan



## 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



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