

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 18 Western Avenue

Bulwark, Chepstow, NP16 5NH

Offers over £250,000



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## Description

Beautifully presented, stylish, and deceptively spacious, this exceptional home offers modern living throughout, complemented by a generous, sunny south west facing rear garden, perfect for both relaxing and entertaining.

Offered to the market with no onward chain, the current owner purchased the property approximately three years ago and has carried out an impressive programme of improvements, transforming the home into a contemporary and highly functional space. At the heart of the property is a stunning shaker-style kitchen/dining room, thoughtfully designed with a range of integrated appliances, a breakfast bar, and a clever fold-away dining table, ideal for maximising both space and practicality.

Further enhancements include bespoke built-in wardrobes to the second bedroom, a beautifully updated modern bathroom, complete redecoration throughout and new flooring, all contributing to the home's fresh and inviting feel.

The ground floor comprises a welcoming reception hall leading into a comfortable living room, which seamlessly flows into the kitchen/dining space via stylish bifold doors, creating a wonderful open-plan feel when desired.

Upstairs, the property offers well-proportioned bedrooms and a sleek, modern family bathroom.

Externally, the property continues to impress. The front has been block paved, while to the rear you will find a large, landscaped garden, private, sunny and ideal for outdoor enjoyment.

This is a superb opportunity to acquire a home finished to a high standard throughout.

## Entrance Hall

Approached via a UPVC door with double glazed inserts. Panelled radiator. Stairs to first floor landing. Door to living room.

## Living Room

13'08 x 11'05 (4.17m x 3.48m)

Shelving to recess. Panelled radiator. UPVC double glazed window to rear. Bifold doors to kitchen dining room.

## Kitchen Dining Room

16'11 x 9'08 (5.16m x 2.95m)

Inset spotlighting to plain ceiling. The kitchen is fitted with a modern range of shaker style base an eye level storage units all with wooden work surfaces, tile splash backs and downlighting. One and half bowl sink and extendable mixer tap. Built in fan assisted electric oven. Four ring hob set into work surface with tile splash back and extractor hood with lighting over. Integrated fridge freezer and slimline dishwasher. Breakfast bar, plus foldaway table. The utility area has a butlers sink with extendable mixer tap. Wooden work surfaces and plumbing and space for automatic washing machine. Useful pantry. Wood effect tile herringbone flooring. Contemporary style radiator. UPVC double glazed and panelled door to front. UPVC double glazed and panelled door plus window to rear.

## First Floor Stairs and Landing

Access to loft inspection point. UPVC double glazed window to front. Doors off.

## Bedroom One

16'10 max to recess x 9'04 (5.13m max to recess x 2.84m)

Cupboard housing wall mounted gas combination boiler. Panelled radiator. UPVC double glazed windows to front and rear.

Agents note: Due to the size of this bedroom, it could be subdivided to create two separate bedrooms creating a three bedroom home. Doing this would undoubtedly enhance the value of this property.

## Bedroom Two

9'07 x 9'06 (2.92m x 2.90m)

Feature wall. Built in mirror fronted wardrobes. Panelled radiator. UPVC double glazed window to rear.

## Bathroom

Modern white suite to include a low level W.C. with push button flush. Wash hand basin with mixer tap set over vanity storage unit. Bath with electric shower over and glazed shower screen. Part shower panelling to walls. Panelled radiator. Opaque UPVC double glazed window to front.

## Outside - Garden

The front garden has been recently enhanced with attractive block paving, creating a neat, low-maintenance, and visually appealing entrance to the property.

The layout of the rear garden has been well considered, featuring a full-width seating area that is perfectly suited for outdoor dining, social gatherings, or simply unwinding in comfort. Beyond this, there is a substantial, level lawn that offers ample space for recreation, gardening, or family activities. Towards the far end of the garden, a further seating area finished with loose stone chippings provides an additional, versatile space to enjoy. The garden is enclosed by fencing along the boundary, enhancing both privacy and security.

## Parking

The front of the property has a block-paved area that is currently used for off-road parking but requires approval and a dropped curb. At the rear there is a dropped curb previously used for parking allowing lawful access. The current owners have enclosed this space to extend the garden, but it could be easily reopened via adjusting the fencing.

## Material Information

Council Tax Band - C

Tenure - Freehold

Construction - Wimpey no Fines.

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/>

Some images may be enhanced with AI.



## Road Map



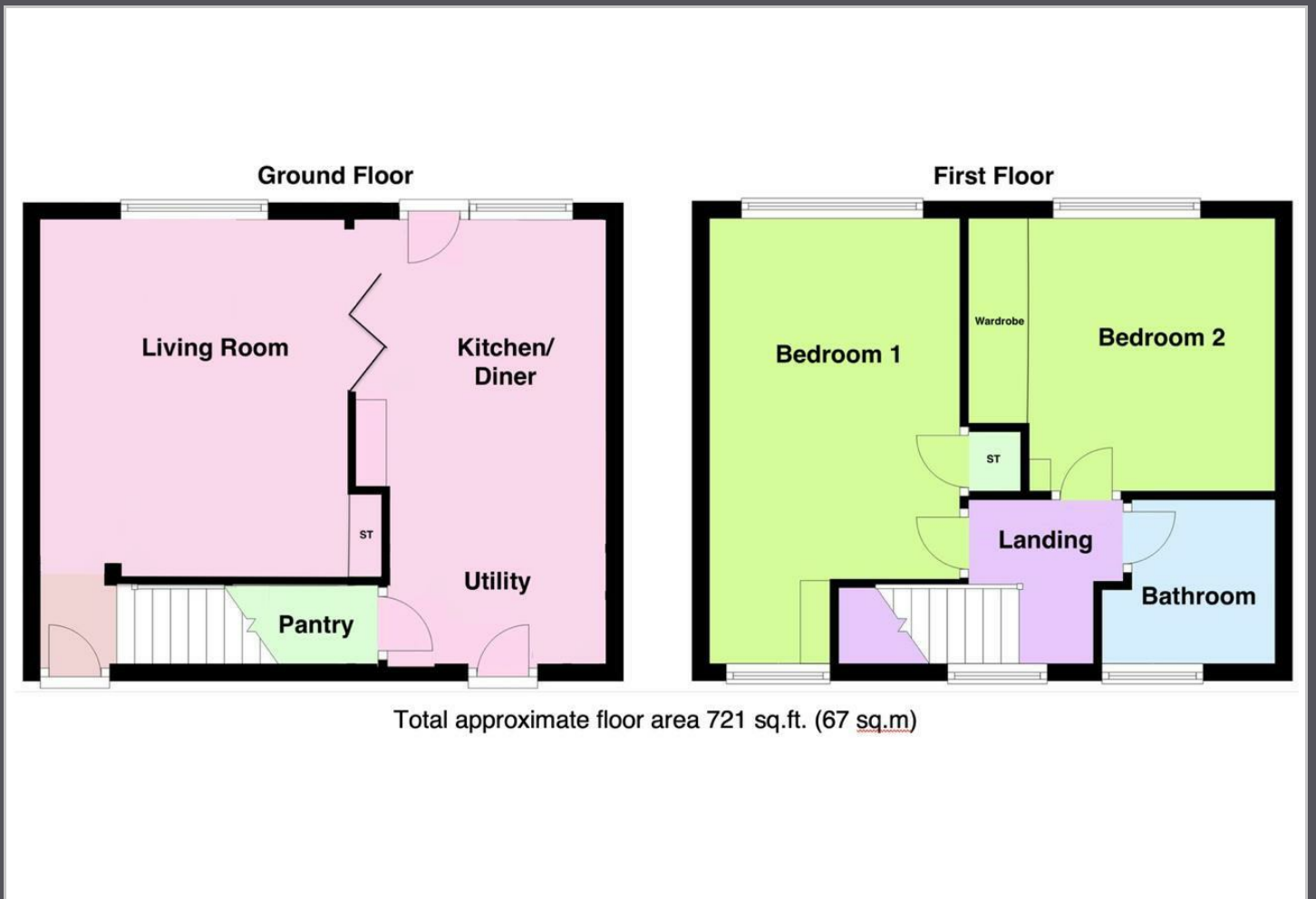
## Hybrid Map



## Terrain Map



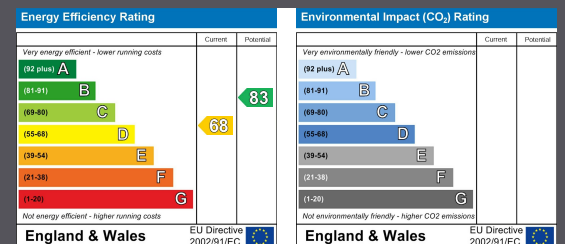
## Floor Plan



## 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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