

3 Yew Tree Wood, Chepstow, offers a fantastic opportunity for a prospective purchaser to acquire this spacious, detached family home. The property is beautifully presented throughout with high quality finishes and is situated within a particularly popular residential area. To the ground floor the property offers a reception hall with access to the living room, dining room, ground floor WC and kitchen/breakfast room, with further access leading to the utility room. To the first floor are four double bedrooms, two of which benefitting from en-suite shower rooms and separate family bathroom. Outside the property is approached via tarmac parking area with double garage and side access leading to a low maintenance and private rear garden.

Being situated in Chepstow, a range of local facilities are close at hand to include primary and secondary schooling, an abundance of pubs, shops and restaurants along with doctors surgeries and dentists practices. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

OUTSIDE

The property is approached via parking area with steps leading to the front entrance door and with low maintenance garden area laid to stone. Gated side access leads to a private and sunny rear garden with paved seating area and steps leading to decked sun terrace.

DOUBLE GARAGE

The property is approached via parking area for up to four vehicles, leading to a double garage with two manual up and over doors, power and light.

GARDENS

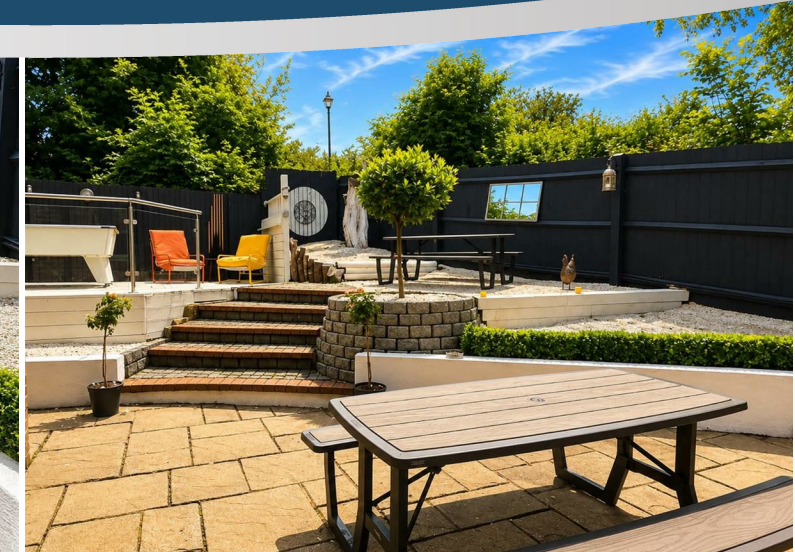
To the front is a low-maintenance area laid to stone. To the rear the property affords a wrap-around and low-maintenance garden perfect for everyday family living as well as entertaining. It comprises a good size paved patio area accessed from both the kitchen/ dining room and lounge, extending the natural flow of living space to the outside. Steps lead up to a further area laid to stones which in turn leads to a sizeable decking terrace with glass balustrade, lighting and power, perfect for entertaining friends and family. The rear garden is both private and fully enclosed, also benefitting gated pedestrian access to one side, which leads to the front.

SERVICES

All mains services are connected to include mains gas central heating.

AGENTS NOTE

Please note that some images have been virtually staged with AI to showcase the home's potential. These illustrations are intended to help you visualise the layout.



BEDROOM 3

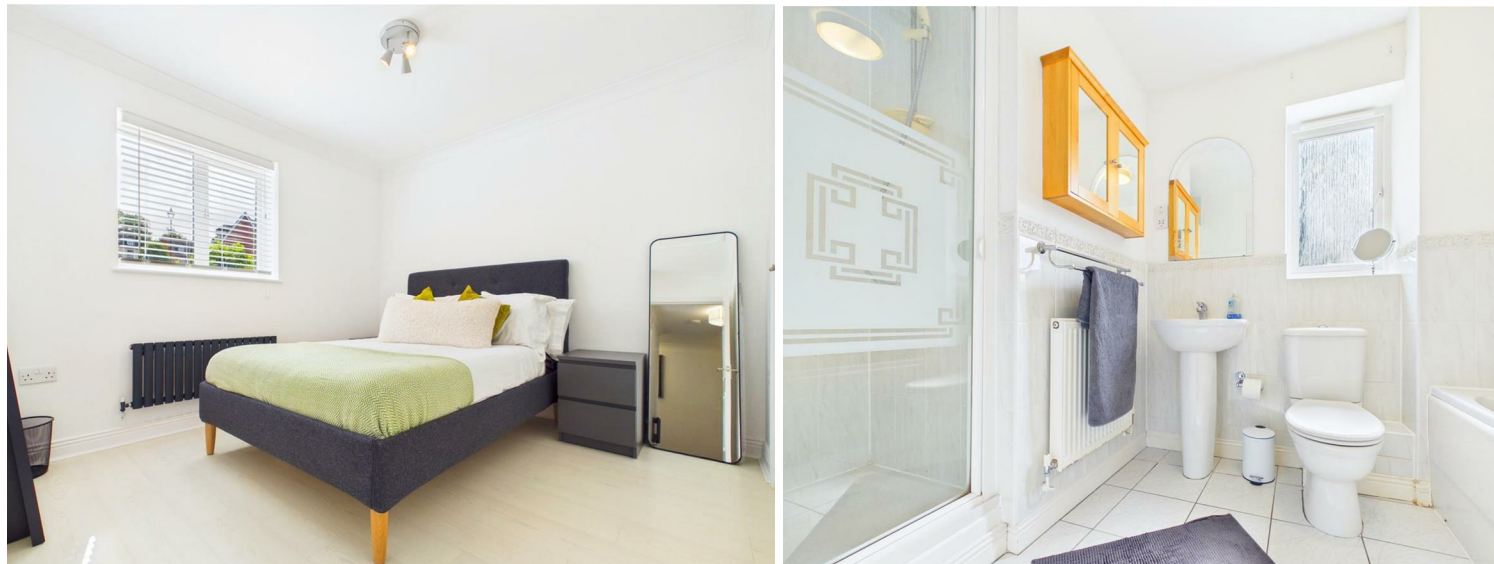
Offering a double bedroom with double fitted wardrobes. Laminate flooring. Fitted air-conditioning unit. uPVC double glazed window to front elevation.

BEDROOM 4

A double bedroom with fitted wardrobe. Laminate flooring. uPVC double glazed window to rear elevation.

FAMILY BATHROOM

Comprising a four piece white suite to include low level WC, pedestal wash hand basin with chrome mixer tap, shower cubicle and bath with chrome mixer tap. Part-tiled walls and tiled flooring. Frosted uPVC double glazed window to rear elevation.



GROUND FLOOR

RECEPTION HALL

Composite frosted double glazed front door. Contemporary tiled flooring. Glazed double doors leading to living room. Stairs to first floor and understairs storage.

LIVING ROOM

A spacious reception room with uPVC double glazed bay window to front elevation and patio doors leading to the rear garden. Contemporary tiled flooring

GROUND FLOOR/WC

Modern neutral suite to include pedestal wash hand basin and low-level WC. Radiator. Tiled floor and half-tiled walls. Frosted uPVC double glazed window to rear elevation.



KITCHEN/BREAKFAST ROOM

Appointed with a high-quality range of base and eye level storage units with central island, fitted with granite worktops and splashbacks. One and a half bowl stainless sink unit with mixer tap. There are a range of fitted appliances to include five ring Neff gas hob with extractor over, Neff eye level electric fan assisted double oven and grill, microwave as well as Neff integrated dishwasher. With space for American style fridge/freezer. uPVC double glazed window to rear and side elevations along with patio doors leading to the rear garden. Contemporary tiled flooring. Spot lighting.

UTILITY ROOM

Appointed with a matching range of storage units with granite worktops. Inset one bowl and drainer sink unit with brushed steel mixer tap. Composite door leading to the rear garden.

FORMAL DINING ROOM/STUDY

Currently utilised as study area. With uPVC double glazed bay window to front elevation. Contemporary tiled flooring. Doorway leading to the reception hall.



FIRST FLOOR STAIRS AND LANDING

Storage cupboard. Loft access point to a recently boarded loft space with two Velux rooflights and lighting, providing a great storage facility measuring in excess of 30 ft long. There is a potential to convert the loft space into two further bedrooms and a bathroom subject to all necessary consents (the precedent was set by one of the neighbouring properties).

PRINCIPAL BEDROOM

Comprising a generous double bedroom with partially vaulted ceiling and uPVC double glazed window to side elevation. Open to dressing area with double fitted wardrobes. Laminate flooring. Fitted air-conditioning unit. Access to en-suite shower room.

EN-SUITE SHOWER ROOM

Comprising a modern three-piece white suite to include low-level WC, wash hand basin with chrome mixer tap inset into vanity unit and double shower cubicle with chrome mains fed shower over. Fully tiled walls and tiled flooring. Heated towel rail. Frosted uPVC double glazed window to side elevation.

BEDROOM 2

Offering a double bedroom with double fitted wardrobes. Air conditioning unit. uPVC double glazed window to front elevation. Access to en-suite shower room.

EN-SUITE SHOWER ROOM

A beautiful contemporary and modern suite comprising low-level WC, pedestal wash hand basin and a double width walk-in shower with overhead waterfall shower and separate hand held attachment. Contemporary tiling to floor and walls. Heated towel rail. Frosted window to front aspect.

