



## Deans Hill, £310,000

- 3 BEDROOMS SEMI DETACHED HOME
- SOUGHT AFTER LOCATION
- PARKING AND GARAGE
- NO ONWARD CHAIN
- PRIVATE GARDEN
- CLOSE TO SCHOOLS AND LOCAL AMENITIES
- EPC Rating: Awaiting
- Council Tax: E



 3  2  2



## About the property

We are delighted to present this beautifully maintained three-bedroom split-level semi-detached home, ideally situated in a sought-after central Chepstow location. Offering versatile accommodation across four levels, this impressive property perfectly combines flexible family living with modern comforts. The accommodation briefly comprises three well-proportioned bedrooms, two spacious reception rooms, a contemporary kitchen/dining area, family bathroom and a bright conservatory overlooking the rear garden. Designed with practicality and comfort in mind, the property provides adaptable living space ideal for growing families, home working, or entertaining guests. Upon entering you are welcomed by a spacious hallway with access to both the first floor and lower living areas. The open-plan Kitchen/dining room offers ample space for modern appliances and family dining, while the inviting lounge creates a relaxing retreat with double glazed patio doors opening into the conservatory and garden beyond.

The property continues to impress with 3 generous bedrooms and well-appointed family bathroom

The property stands in pleasant mature gardens, the front being laid to lawn and driveway providing off road parking leading to single garage and the private rear gardens are enclosed, having a patio area and being well stocked with a range of shrubs and bushes. Further benefits include off road parking, study and excellent access to local amenities, schools and transport links!





## Accommodation

### Kitchen/Dining Room

15' 4" x 10' 7" ( 4.67m x 3.23m )

Open plan with eye level cupboards with rolled top work surfaces with drawers and cupboards under. Stainless steel sink with drainer and taps, tiled splash backs, plumbing and space for dishwasher, wall mounted boiler, space for fridge freezer, electric cooker point and gas point, space for cooker with extractor fan over. Vinyl flooring, window to front.

### Lounge

15' 1" x 11' 6" ( 4.60m x 3.51m )

### Conservatory

13' 11" x 7' 10" ( 4.24m x 2.39m )

Double glazed windows to rear, ceramic tiled flooring, double glazed door to side with access to garden. Radiator.

### Snug/Dining Room

9' 1" x 8' 5" ( 2.77m x 2.57m )

Access to this room via garden adjacent to sun terrace. Laminate floor

### Bedroom 1

13' 5" x 8' 10" ( 4.09m x 2.69m )

### Bedroom 2

11' 7" x 8' 5" ( 3.53m x 2.57m )

### Bedroom 3/Study

8' 5" x 6' 6" ( 2.57m x 1.98m )

### Bathroom

8' 6" x 6' ( 2.59m x 1.83m )

## Floorplan



Total floor area 95.4 m<sup>2</sup> (1,027 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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