



CHEPSTOW

Offers Over **£500,000**



21 BAYFIELD WOOD CLOSE

Chepstow, Monmouthshire NP16 6FB



Immaculately presented three storey family home
Five bedrooms three bathrooms
Level well enclosed rear

Immaculately presented modern three storey five bedroomed detached family home in popular area within easy access of local schools and Chepstow Town Centre, offering spacious and versatile accommodation perfect for the growing family and uniquely positioned on the edge of farmland with views overlooking and within walking distance of Great Barnets Wood which is a woodland coming alive in the Spring with the smell and brightness of wild garlic and bluebells and offering a wealth of tracks ideal for walking enthusiasts. The M48 motorway is an easy drive away for commuting to Bristol, London, Newport or Cardiff.

The light and airy accommodation is spread over three storeys and includes spacious entrance hall, cloakroom, dining room, kitchen/breakfast room, utility room, living room leading through to the sun room/play room. The two upper floors comprise five bedrooms, the master with en suite and the top floor having a Jack' n' Jill shower room. Good sized level gardens complete the picture together with double tandem garage and electric car charging point.

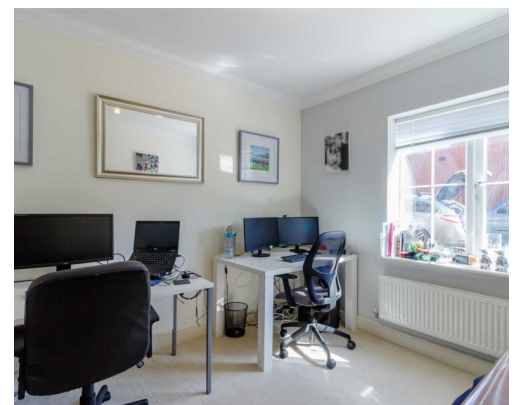


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KEY FEATURES

- Immaculately presented three storey family home
- Five bedrooms three bathrooms
- Level well enclosed rear gardens overlooking farmland
- Double tandem garage with driveway parking
- End of quiet cul de sac location
- Easy access to local schools, Chepstow Town Centre



STEP INSIDE



The property is approached off a quiet cul-de-sac with attractive path leading to the half-glazed door into:-

ENTRANCE HALL

Under stairs cupboard. Tiled floor.

CLOAKROOM

Comprising low level, close coupled wc and vanity wash hand basin with mixer tap.

DINING ROOM

3.42m x 2.73m (11'3" x 8'11")

KITCHEN / BREAKFAST ROOM

4.63m x 4.22m (15'2" x 13'10")

Fitted with a range of base and wall cupboards with worktop. BOSCH built-in eye level twin ovens. BOSCH five-ring gas hob with extractor over. Pan drawers. 1.5 stainless steel sink with mixer tap. Built in fridge/freezer. Built-in dishwasher. Cupboard housing central heating boiler. French doors to garden.

UTILITY ROOM

1.94m x 1.82m (6'4" x 6'0")

Fitted with a range of base and wall cupboards with worktops. Plumbing for automatic washing machine. Space for tumble drier. Stainless steel sink with mixer tap.

LIVING ROOM

6.17m x 3.41m (20'3" x 11'2")

Dual aspect. Feature fireplace. Through to:-

SUN ROOM / PLAY ROOM

4.35m x 3.46m (14'3" x 11'4")

Door to kitchen. French doors to garden.

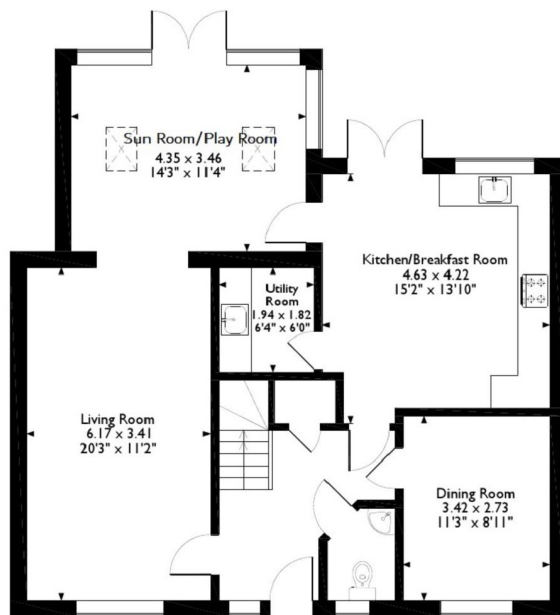
Stairs to FIRST FLOOR and LANDING

BEDROOM ONE

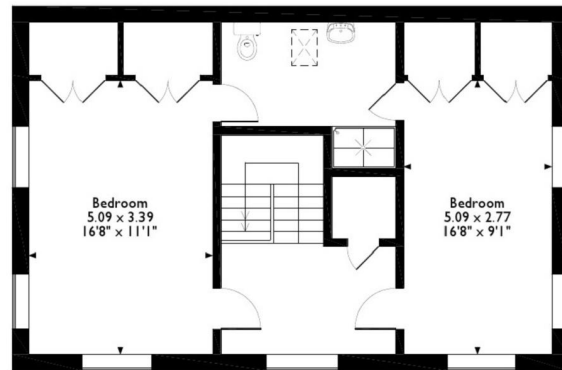
4.24m x 3.40m (13'11" x 11'2")

(Front) Fitted wardrobes.

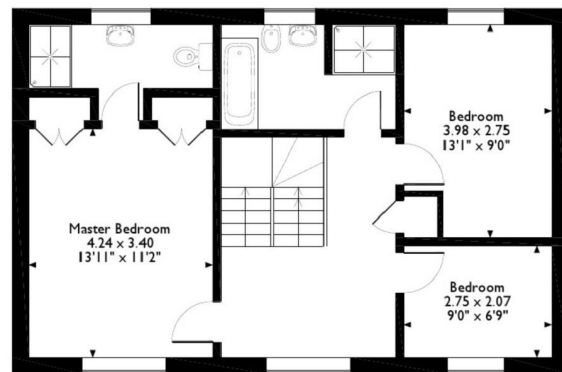
21 Bayfield Wood Close, Chepstow, Sir Fynwy



Ground Floor



Second Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

EN-SUITE SHOWER ROOM

Comprising step in shower, vanity wash hand basin and low level, close couple wc. Tiled floor.

BEDROOM FIVE

3.98m x 2.75 (13'1" x 9'0")

BEDROOM FOUR

2.75m x 2.07m (9'0" x 6'9")

FAMILY BATHROOM

Comprising jazuzzi bath with shower over and mixer tap, low level close coupled wc and vanity wash hand basin.

Stairs to UPPER FLOOR and LANDING

BEDROOM TWO

5.09m x 3.39m (16'8" x 11'1")

Dual aspect. (Currently used as SNUG/TV ROOM): Built-in wardrobes.

JACK 'N' JILL SHOWER ROOM

Comprising vanity wash hand basin with mixer tap, low level close couple wc and step-in shower cubicle.

BEDROOM THREE

5.09m x 2.77m (16'8" x 9'1")

Dual aspect. Built-in wardrobes.

STEP OUTSIDE



Driveway providing parking for three cars leading to the DOUBLE TANDEM GARAGE with up and over door, power and light. Electric car charging point.

Level gardens to front and south west facing rear. The front has been laid for ease of maintenance with attractive decorative stone chippings. A path then leads around to the well enclosed rear garden landscaped for ease of maintenance overlooking farmland and Great Barnets Wood beyond and enjoying a good-sized lawn with patio ideally placed for entertaining or to sit, relax and enjoy the myriad of local birdlife which local countryside and woodland attracts. The gardens are west facing.

AGENT'S NOTE: There is outline planning permission pending consideration on the field north of the housing estate, DM/2019/00013, for up to 200 homes including public open space; new vehicular, pedestrian & cycle accesses; and associated landscaping & engineering works.

INFORMATION

Postcode: NPI 6 6FB
 Tenure: Freehold
 Tax Band: G
 Heating: Gas
 Drainage: Mains
 EPC: C





DIRECTIONS

From Larkfield Roundabout take the A466, St Lawrence Road, towards Chepstow Racecourse, passing the Community Hospital on your right hand side. Take the next turning left into Barnets Wood. Continue along this road past a large children's play area on your right and open field to your left. Take the next turning right into Bayfield Wood Close and continue the end of the cul-de-sac and the property is near the end on your left hand side.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	86	76	83

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(91-100) A		(21-100) A	
(81-91) B		(11-91) B	
(69-81) C		(1-69) C	
(55-69) D		(1-41) D	
(39-55) E		(1-24) E	
(21-39) F		(1-11) F	
(1-21) G		(1-1) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC

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