



## The Hop Garden, £360,000

- Detached three-bedroom family home
- Extensively renovated and modernised throughout
- Driveway parking for two vehicles
- Convenient access to local schools, amenities and M4 links
- Private landscaped garden
- EPC Rating: C
- Council Tax: E



 3  1  1



## About the property

Beautifully Renovated Detached Family Home with Stunning Landscaped Garden & Hot Tub

Situated in a highly sought-after location close to excellent schooling, local amenities and convenient M4 access, this beautifully presented three-bedroom detached home has been extensively renovated and modernised throughout to create a stylish, contemporary living environment ideal for modern family life. The accommodation offers a welcoming entrance hall, spacious lounge and dining/reception room, modern cloakroom and a bright conservatory providing additional versatile living space overlooking the garden. The impressive contemporary kitchen has been thoughtfully updated and finished to a high standard, complementing the home's elegant and modern décor throughout. To the first floor are three well-proportioned bedrooms, including a superb principal bedroom with en-suite shower room, together with a stylish family bathroom. Externally, the property continues to impress. To the front, there is off-road parking for two vehicles and an integral garage. The private rear garden has been professionally landscaped to create a wonderful outdoor retreat, featuring a generous patio entertaining area complete with a luxurious hot tub. The enclosed garden enjoys a high degree of privacy and provides an ideal space for relaxing and entertaining all year round. Located within easy reach of Chepstow, this exceptional home offers the perfect blend of style, comfort and convenience.





## Accommodation

### Entrance Hallway

### Kitchen/Living/Dining Room

23' x 19' 4" ( 7.01m x 5.89m )

### W.C

### Garage

16' 6" x 8' ( 5.03m x 2.44m )

### Conservatory

11' 7" x 9' 6" ( 3.53m x 2.90m )

### Bedroom 1

12' x 9' 4" ( 3.66m x 2.84m )

### En-Suite

5' 3" x 4' 9" ( 1.60m x 1.45m )

### Bedroom 2

11' 4" x 10' 6" ( 3.45m x 3.20m )

### Bedroom 3

8' 2" x 7' 8" ( 2.49m x 2.34m )

### Bathroom

8' 4" x 4' 11" ( 2.54m x 1.50m )

### Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

01291 630876

chepstow@peteralan.co.uk



## Floorplan



Total floor area 99.4 m<sup>2</sup> (1,070 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)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

