



DIRECTIONS

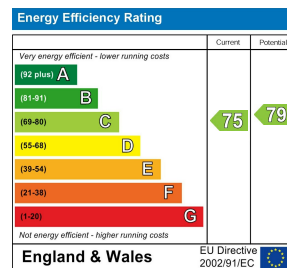
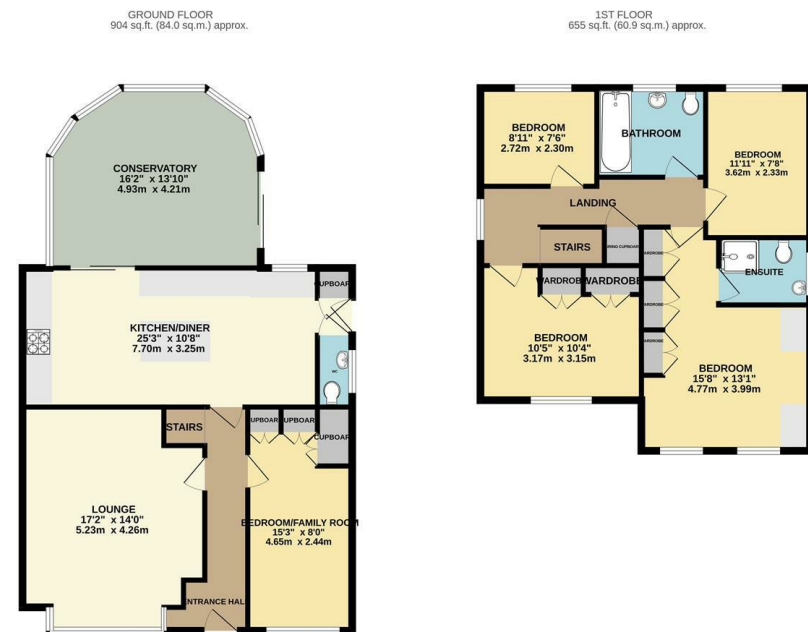
From our Chepstow office proceed to main motorway roundabout, taking the first exit to Thornwell, at the second roundabout proceed straight over and at the last roundabout take the second exit then first right into Valentine Lane, continue along this road into Phoenix Drive bearing right into Clarendon Close, continue to the far end of the cul-de-sac, bear left where you'll find this property on your right.

SERVICES

All mains services are connected to include gas central heating.
Council tax band E

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



TOTAL FLOOR AREA - 1559 sq.ft. (144.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishings and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



**20 CLARENDON CLOSE, THORNWELL, CHEPSTOW,
MONMOUTHSHIRE, NP16 5TL**



£395,000

**Sales: 01291 629292
E: sales@thinkmoon.co.uk**

This detached family home has been extended and improved within recent years to provide spacious and well appointed accommodation, with entrance hall, living room, separate family or dining room, extremely well appointed kitchen of impressive proportions, large conservatory and cloakroom/WC to the ground floor whilst to the first floor are four bedrooms with principal en-suite plus a family bathroom. Clarendon Close occupies a pleasant position and is located on the periphery of Chepstow in the popular Thornwell development, close to local schools, shops and other amenities as well as Chepstow town centre.

GROUND FLOOR

ENTRANCE HALL

With tiled flooring and stairs leading to the first floor.

LOUNGE

5.23m x 4.27m (17'2" x 14'0")

With parquet flooring and feature fireplace with realistic 2kw flame effect electric fire. Box window to the front elevation.

DINING ROOM

4.65m x 2.44m (15'3" x 8'0")

With engineered oak flooring and built-in storage housing the gas combi boiler. Window to the front elevation.

KITCHEN/FAMILY ROOM

7.70m x 3.25m (25'3" x 10'8")

A very well appointed kitchen with an extensive range of base and eye level storage units with ample granite work surfacing over and large central island. Inset one and a half bowl and

drainer sink unit with steel mixer tap. Integrated dishwasher, washing machine and fridge/freezer. Built-in microwave. Stainless steel Rangemaster 1100 range with stainless steel splashback and Powerful Elica 1100 extractor vented to outside for maximum extraction over. Corner glass-fronted display cabinet with backlighting. Ceramic tiled floor. Windows and patio doors to the conservatory. Archway to the rear lobby.

CONSERVATORY

4.93m x 4.22m (16'2" x 13'10")

Of a uPVC construction, with French doors to the garden. Ceramic tiled floor.

REAR LOBBY

Integrated fridge/freezer. Tiled floor. Door to side elevation.

CLOAKROOM/WC

Comprising a two-piece suite to include low level WC and wash hand basin.

FIRST FLOOR STAIRS AND LANDING

Window to side elevation. Airing cupboard and loft access point.

PRINCIPAL BEDROOM

4.78m x 3.99m (15'8" x 13'1")

An impressive main bedroom fitted with an extensive range of bedroom furniture to include bedside cabinets, over bed storage units and mirror fronted wardrobes. Parquet flooring and dual aspect windows to the front elevation.

EN SUITE SHOWER ROOM

Comprising of a three-piece suite to include a low-level WC, wash hand basin set into vanity storage unit and step-in shower. Fully tiled walls and floor. Chrome heated towel rail. Window to the side elevation.

BEDROOM TWO

3.18m x 3.15m (10'5" x 10'4")

A double bedroom with window to front elevation. Parquet flooring.

BEDROOM THREE

3.63m x 2.34m (11'11" x 7'8")

Window to the rear elevation. Parquet flooring.

BEDROOM FOUR

2.72m x 2.29m (8'11" x 7'6")

Window to the front elevation. Fitted mirror fronted wardrobes and parquet flooring.

FAMILY BATHROOM

Comprising of a three-piece suite to include panelled bath with shower over and glass shower screen, pedestal wash hand basin and low level WC. Chrome heated towel rail. Fully tiled walls and floor. Window to rear elevation.

OUTSIDE

The property stands in an easily manageable garden to the front having a gravelled area with mature shrubs and trees. A good sized driveway provides ample off road parking for several vehicles. Side access to the rear garden which is fully enclosed and low maintenance with a south westerly aspect, mainly laid to gravel with decking and patio areas, and mature borders.

SERVICES

All mains services are connected to include gas central heating.

