

DIRECTIONS

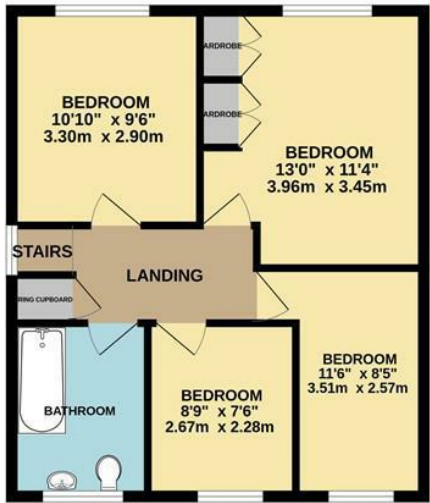
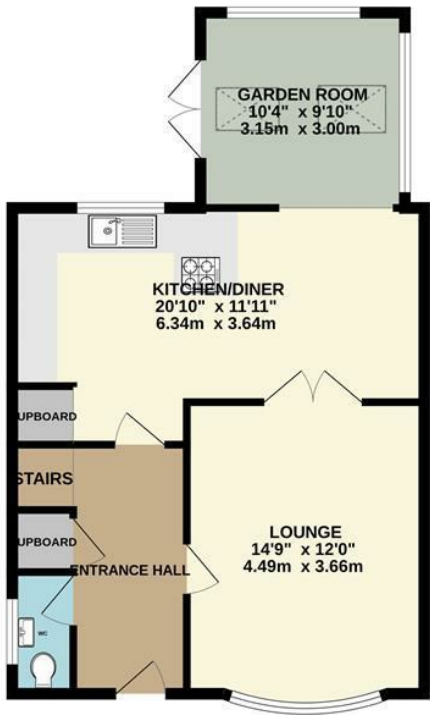
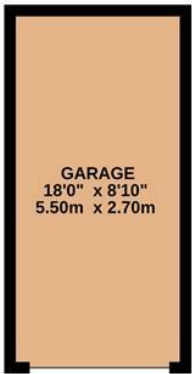
From Chepstow town centre proceed up the High Street, through the town arch turning right onto Welsh Street. Proceed up Welsh Street turning left onto St. Kingsmark Avenue, taking the third left turn onto Huntfield Road where the property is the first on your right-hand side.

TENURE - FREEHOLD

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

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.

1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1286 sq.ft. (119.5 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 operability or efficiency can be given.

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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 furnishing 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



31 HUNTFIELD ROAD, CHEPSTOW,
MONMOUTHSHIRE, NP16 5SB

4 1 2 B

£495,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

Beautifully presented, extended detached family home located on Huntfield Road in the ever popular residential area of The Danes in Chepstow, within walking distance to primary and secondary schools, the town centre and all local amenities. The property has recently been extended to the rear to provide a spacious and sociable open plan kitchen/dining/family room, a perfect space for families and entertaining, in addition to ground floor w.c. and sitting room. The first floor comprises three double bedrooms, a single bedroom and a modern bathroom.

Outside to the front elevation, private parking providing parking for 3 to 4 vehicles, and a single garage. To the rear, a generous well maintained garden which backs onto parkland. The property further benefits from solar panels which, as well as supplying electricity to the property, also provide some of the domestic hot water and we understand is on a favourable tariff (details to be supplied). The M48/M4 motorway network is also close to hand making this ideal for the everyday commuter, we would therefore recommend arranging an internal viewing to appreciate all this property has to offer.

GROUND FLOOR

RECEPTION HALL

Composite half-glazed front door and half glazed panel lead into the spacious reception hall with wooden flooring. Stairs to first floor. Storage cupboard.

GROUND FLOOR WC

Appointed with low-level WC and wash hand basin with chrome mixer tap inset to vanity storage and subway style splashbacks. Handy storage cupboard. Frosted window to side elevation.

SITTING ROOM

4.50m x 3.66m (14'9" x 12'0")

A lovely light and airy room with bay window to front elevation. Bi-fold glass and oak doors to: -

KITCHEN/DINING ROOM

6.35m x 3.63m (20'10" x 11'11")

Modern and sociable space with kitchen area appointed with a matching range of base and eye-level storage units with granite effect work surfacing over with upstands and breakfast bar. One and a half bowl and drainer sink unit with mixer tap. Five ring induction hob and eye-level double oven. Integrated fridge/freezer, wine cooler, dishwasher and washing machine. Understairs pantry/cupboard. Wood effect flooring. Window to rear elevation. Open to dining area perfect for socialising with friends and family.

FAMILY/PLAYROOM

3.15m x 3.00m (10'4" x 9'10")

Superb versatile space with uPVC patio doors leading out to the rear garden, two roof lights and windows to rear and side elevations.

FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard. Window to side.

PRINCIPAL BEDROOM

3.96m x 3.45m (13'0" x 11'4")

A spacious double bedroom with window to rear elevation with views towards the open field. Range of built-in wardrobes.

BEDROOM 2

3.30m x 2.90m (10'10" x 9'6")

A double bedroom with window to the rear elevation.

BEDROOM 3

2.67m x 2.29m (8'9" x 7'6")

A double bedroom with window to front elevation.

BEDROOM 4

3.51m x 2.57m (11'6" x 8'5")

Currently being used as a dressing room with window to front elevation.

FAMILY BATHROOM

Modern updated bathroom appointed with low-level WC, circular wash hand basin with chrome mixer tap inset to vanity storage unit and P-shaped panelled bath with chrome mixer tap and rainfall chrome overhead shower, glass shower screen. Chrome heated towel rail. Fully tiled walls and wooden effect flooring. Frosted window to front elevation.

SINGLE CAR GARAGE

5.49m x 5.74m (18'0" x 18'10)

Private driveway offering tandem parking for up to three vehicles leads to a single car garage with up and over door. Additional parking space to the other side of the property laid to stone chippings.

GARDENS

To the front of the property there is a lawned garden with mature hedge boundary. The rear garden is of a generous size and very private with two patio areas laid to nonslip tiles and also a level lawn with mature borders. To the side is an additional garden space which is currently being used as a children's play area.

SERVICES

All mains services are connected, to include mains gas central heating. Council Tax Band F.

