



DIRECTIONS

From our Chepstow office proceed up the High Street, through the town arch turning right onto Welsh Street taking the first left turn onto St. Kingsmark Avenue. Proceed up St. Kingsmark Avenue taking the last left turn onto Normandy Way where following the number you will find the property.

SERVICES

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

TENURE - FREEHOLD

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



10 NORMANDY WAY, CHEPSTOW, MONMOUTHSHIRE, NP16 5NB

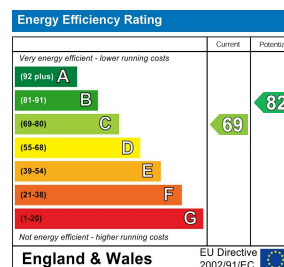
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£359,950

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

GROUND FLOOR
839 sq.ft. (77.6 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



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 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.

Occupying a pleasant position on this quiet no through road within the popular Danes area of Chepstow town. This immaculately presented semi-detached property offers deceptively spacious and versatile living accommodation to suit a variety of requirements. The living accommodation briefly comprises to the ground floor; entrance porch, hall, open plan lounge/dining room, kitchen/breakfast room, WC/cloakroom, rear lobby and home office/hobby room/fourth bedroom. The first floor affords two sizeable double bedrooms, a third good size single bedroom, family bathroom and a separate WC. The property further benefits private block paved driveway providing parking for two vehicles, low maintenance gardens to both the front and rear, as well as a recently installed gas combi boiler and benefiting uPVC double glazing throughout. The property has been finished to a particularly high standard and we strongly recommend an internal viewing to appreciate what this property has to offer.

GROUND FLOOR

ENTRANCE PORCH

uPVC front door leads into the entrance porch with frosted window to front elevation.

ENTRANCE HALL

With half turn stairs to first floor. Useful understairs storage cupboard. Wood effect flooring.

WC/CLOAKROOM/UTILITY AREA

1.78m x 1.68m (5'10" x 5'6")

Appointed with a modern contemporary suite to include low level WC and wash hand basin inset to vanity unit with mixer tap. Fitted solid wood work top with space for under counter freezer and plumbing for washing machine. Useful storage cupboards. Fully tiled walls. Frosted window to the side elevation.

LOUNGE AREA

3.92m x 3.58m (12'10" x 11'8")

A well proportioned lounge with picture window to the front elevation. Feature freestanding wood burner with slate hearth. Open plan to :-

DINING AREA

3.58m x3.02m (11'8" x9'10")

Currently utilized as a formal dining area with patio door to decking area.

KITCHEN AREA

3.02m x 2.65m (9'10" x 8'8")

Comprising an extensive range of fitted base and eye level storage units with ample wood effect laminate work tops over and tiled splashbacks. Inset one and a half bowl and drainer stainless steel sink unit with mixer tap. Integrated appliances to include four ring Lamona gas hob with extractor hood over, electric Kenwood oven and separate grill and dishwasher. Space for a freestanding full height fridge/freezer. Wood effect flooring. Open plan to :-

BREAKFAST AREA

2.63m x 2.46m (8'7" x 8'0")

Breakfast area provides a breakfast bar. The room enjoys a dual aspect with two windows to the side and window and door to the rear elevation. Open access and step down to :-

REAR LOBBY

Providing further storage area and useful pedestrian door to the front of the property. Separate access leading to :-

HOME OFFICE

5.21m x 2.65m (17'1" x 8'8")

Offering fantastic versatile use depending on requirements and with the added opportunity of becoming a fourth bedroom. Patio doors lead to the rear terrace.

FIRST FLOOR STAIRS AND LANDING

A light and airy landing area with large window to the side elevation flooding in lots of natural light. Loft access point. Doors to all first-floor rooms.

BEDROOM 1

3.62m x 3.58m (11'10" x 11'8")

A well-proportioned double bedroom with a picture window to the front elevation. Built-in wardrobe and a separate built-in airing cupboard, housing the Worcester Bosch gas combination boiler, as well as inset shelving.

BEDROOM 2

3.59m x 3.32m (11'9" x 10'10")

A double bedroom with picture window to rear elevation.

BEDROOM 3

2.65m x 2.37m (8'8" x 7'9")

A single bedroom with window to the rear elevation.

FAMILY BATHROOM

Comprising a two-piece suite to include panelled bath with overhead shower unit, glass shower screen with tiled surround and wash hand basin inset to vanity unit with mixer tap and tiled splashback. Frosted window to front elevation. Built-in over stairs storage cupboard.

WC

Comprising a low level WC and corner pedestal wash hand basin with mixer tap. Part-tiled walls. Frosted window to side.

OUTSIDE

To the front the property benefits a newly installed block paved driveway providing off street parking for two vehicles. The front garden is mainly laid to lawn and bordered by a range of plants shrubs and stones. Low level brick wall to the front with picket fencing. Gated side access. The rear garden is private and of low maintenance, comprising a decking area with balustrade with steps leading down to an area laid to stones, bordered by a range of attractive sleepers with plants and shrubs. There is also a raised patio area in front of the office patio doors. Useful shed for storage. The rear garden is fully enclosed by timber fencing.

SERVICES

All mains are connected, to include mains gas central heating.

