



## DIRECTIONS

From our Chepstow Office, proceed up Moor Street, turning right onto the A48 to the St. Lawrence roundabout. Take the third exit toward Caldicot, continue along this road to the next roundabout, take the first exit and continue on this road without deviation to the village of Rogiet, turning left towards Severn Tunnel Junction, then right into Barn Owl Road, follow the road to the right, turning left in Woodpecker Close, where you will find the property on the right.

## SERVICES

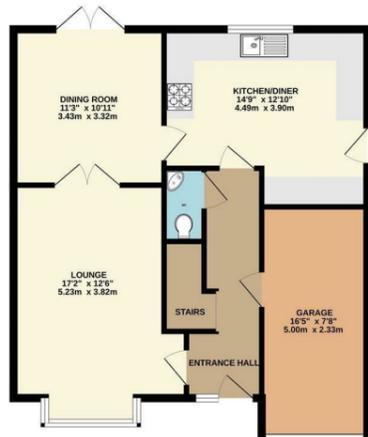
All mains services are connected to include mains gas central heating.  
Council tax band F.

## TENURE - FREEHOLD

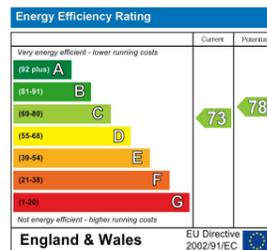
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix 02025



**16 WOODPECKER CLOSE, ROGIET, CALDICOT,  
MONMOUTHSHIRE, NP26 3UZ**



**£385,000**

Sales: 01291 629292  
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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 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.

This spacious, well-presented and updated detached family house, occupies a pleasant position in a quiet cul-de-sac within the ever-popular village of Rogiet. The property briefly comprises to the ground floor, reception hall, kitchen, sitting room, dining room, cloakroom/WC and access to the integral garage. To the first floor is a principal bedroom with updated en-suite shower room, three further bedrooms and a modern family bathroom. Outside, the property benefits from a private driveway offering parking and a single integrated garage, to the rear is a landscaped, generous, low-maintenance level garden with patio area.

Being situated in Rogiet a range of facilities are close at hand to include primary school and local shop, with a further abundance of amenities in nearby Caldicot and Chepstow. Severn Tunnel Junction Train Station is within walking distance and Rogiet has easy access to the A48, M4 and M48 motorway networks which bring Bristol, Cardiff and Newport all within commuting distance.

## GROUND FLOOR

### RECEPTION HALL

Composite front door and frosted full length window lead into the entrance hall with wooden effect flooring. Stairs to first floor. Courtesy door to the integrated garage.

### GROUND FLOOR WC

Comprising low-level WC and corner wash hand basin with mixer tap and tiled splashbacks.

### KITCHEN/BREAKFAST ROOM

**4.50m x 3.91m (14'9" x 12'10")**

Appointed with a matching range of base and eye level storage units with ample granite effect work surfacing over and upstands. One and a half bowl and drainer stainless steel sink unit with mixer tap. Five ring gas hob with glass splashback and

extractor hood over. Eye-level combi microwave and oven. Integrated fridge/freezer. Space for dishwasher, washing machine and tumble dryer. Ceramic tiled flooring. Window to rear elevation and door to side.

### DINING ROOM

**3.43m x 3.33m (11'3" x 10'11")**

Formal dining room with patio door to rear garden.

### SITTING ROOM

**5.23m x 3.81m (17'2" x 12'6")**

A spacious and light reception room with feature fireplace with electric fire and oak surround. Bay window to front elevation.

### FIRST FLOOR STAIRS AND LANDING

With loft access point and airing cupboard.

### PRINCIPAL BEDROOM

**4.47m x 3.99m (14'8" x 13'1")**

A spacious double bedroom with window to front elevation and built-in mirror fronted wardrobe. Wooden effect flooring.

### EN-SUITE SHOWER ROOM

A modern three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap, walk-in double shower with rainfall overhead shower and chrome handheld shower attachment. Part-tiled walls and tiled flooring. Heated towel rail. Frosted window to side elevation.

### BEDROOM 2

**3.68m x 3.43m (12'1" x 11'3")**

A double bedroom with window to front elevation. Built-in mirror fronted wardrobe.

### BEDROOM 3

**2.84m x 2.69m (9'4" x 8'10")**

A double bedroom with window to rear elevation and a range of fitted wardrobes.

### BEDROOM 4

**2.69m x 2.64m (8'10" x 8'8")**

A single bedroom with window to rear elevation. Wooden effect flooring.

### FAMILY BATHROOM

Recently updated and now comprising a three-piece suite to include low-level WC, pedestal wash hand basin with mixer tap and panelled bath with glass shower screen, chrome mixer tap and chrome shower attachment. Frosted window to side elevation. Part-tiled walls and tiled flooring.

### INTEGRAL GARAGE

**5.00m x 2.34m (16'5" x 7'8")**

A blocked paved driveway with parking for two vehicles leads to a single car garage with up and over door, power and electric, housing open vented boiler. Courtesy door to entrance hall.

### GARDENS

To the front is a low-maintenance stone chipped garden with hedge boundary. To the rear is a spacious level garden with area laid to lawn, patio area perfect for dining and entertaining and an area laid to paving slabs and chippings, along with raised flower beds.

### SERVICES

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

