



DIRECTIONS

From Chepstow town centre proceed up Moor Street turning left onto the A48 and continue along this road heading towards Lydney. After passing the picnic site to the left on the dual carriageway, continue up the hill and take the left-hand turn for Netherend/Woolaston. Proceed along this road past the school, shop and phone box. Continue until you reach a left-hand turn into Birchwood Road, from Birchwood Road take the first left hand turn into Oak Crescent, where you will find the property on your right.

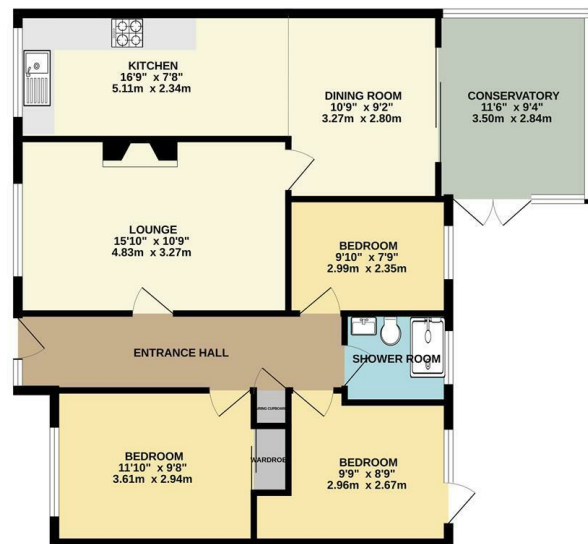
SERVICES

Mains electricity, water and drainage are connected. Oil central heating.
Council tax band C

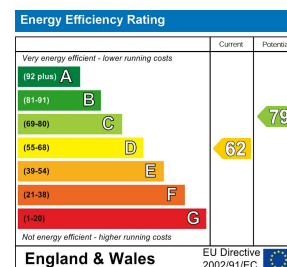
TENURE - FREEHOLD

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

GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA - 945 sq.ft. (87.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the measurements, measurements of areas, volumes, levels and any other details are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance only and should be used as such by any prospective purchaser. For accuracy, quantities and appliances should be taken from the plan and no guarantee as to their quantity or efficiency can be given.
Made with Blueprints 12/2023



**7 OAK CRESCENT, WOOLASTON, LYDNEY,
GLOUCESTERSHIRE, GL15 6PF**



£380,000

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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.

Offered to the market with the benefit of no onward chain, this immaculately presented detached single-storey bungalow has been renovated throughout to a particularly high standard and affords well planned and deceptively spacious living accommodation that will no doubt suit a variety of markets. The current layout briefly comprises spacious entrance hall, lounge, fantastic open-plan kitchen dining room, conservatory, 3 double bedrooms and a contemporary shower room. The property further benefits private driveway parking for multiple vehicles, low-maintenance gardens to both the front and the rear and is situated in a pleasant cul-de-sac setting offering attractive open views over surrounding countryside to the front.

Being situated in the sought after village of Woolaston there are a number of facilities close at hand to include local primary school, vibrant village hall, pubs, restaurants cold water swimming lakes, and local shop with a further range of facilities in nearby Chepstow and Lydney. There are good bus, road and rail links, along with the A48, M4 and M48 motorway network bringing Newport, Cardiff, Bristol and Gloucester all within commuting distance.

ENTRANCE HALL

Entrance door leads into a good-sized welcoming entrance hall with loft access point and useful built-in storage cupboard with inset shelving.

LOUNGE

4.83m x 3.27m (15'10" x 10'8")

A well-proportioned reception space with a large window to the front elevation, overlooking the front gardens and surrounding countryside. Feature fireplace with potential to insert wood burner. Wood effect laminate floor.

KITCHEN/DINING ROOM

7.91m x 3.27m maximum (25'11" x 10'8" maximum)

A fantastic contemporary open-plan living space, comprising L-shaped range of newly fitted gloss wall and base units with ample wood effect laminate worktop and laminate splashbacks. Four-ring Bosch induction hob with concealed extractor over and two electric ovens/grill, both Bosch. Integrated full height fridge/freezer and dishwasher. One bowl and drainer sink unit with mixer tap. Window to front elevation. Dining area provides plenty of space for socialising. Wood effect laminate flooring. Sliding patio door leads out to:

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CONSERVATORY

2.89m x 3.59m (9'5" x 11'9")

Fully double-glazed with a feature vaulted ceiling and French doors leading out to the rear garden. This room provides a fantastic flexible space enjoying views over the private rear gardens. Wood effect laminate flooring continued.

BEDROOM 1

3.61m x 2.94m (11'10" x 9'7")

A generous double bedroom with window to front elevation. Mirror fronted built-in wardrobe.

BEDROOM 2

2.96m x 2.67m (9'8" x 8'9")

Double bedroom with full-height window to the rear and patio door leading directly out to the rear garden, flooding lots of natural light.

SHOWER ROOM

Appointed with a modern three-piece suite comprising wash hand basin inset to vanity unit with mixer tap, low level WC, double-width walk-in shower cubicle with overhead waterfall shower and separate handheld attachment. Fully tiled walls and tiled flooring and heated towel rail.

BEDROOM 3

2.99m x 2.35m (9'9" x 7'8")

A double bedroom with window to the rear aspect enjoying views over the gardens.

OUTSIDE

The front of the property affords a private driveway providing ample off-road parking along with a porcelain tiled pathway leading to the front entrance. To the side there is a neatly maintained lawn which is bordered by a low brick wall. Gated side access leads to the rear garden, where you'll find a stylish porcelain tiled patio, an ideal spot for dining and entertaining with friends and family. Beyond this, is a low-maintenance lawn which is fully enclosed by fencing, creating a secure and private outdoor space.

SERVICES

Mains electricity, water and drainage are connected. Oil central heating.

