

## DIRECTIONS

From our Chepstow office proceed up the High Street through the town arch continuing up Moor Street turning right onto the A48. At the roundabout take the third exit along the A48. Proceed along this road in the direction of Caldicot taking the left hand turn for Portskewett, and after a short distance take the right hand turn into Treetops. Upon entering the development take the first right hand turn and then the first left where following the numbering you will find the property on your right hand side.

## TENURE - FREEHOLD

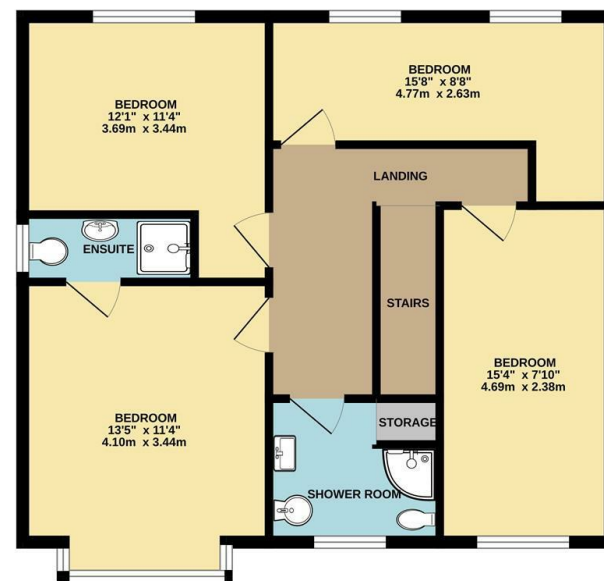
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



**58 TREETOPS, PORTSKEWETT, CALDICOT,  
MONMOUTHSHIRE, NP26 5RT**



**£485,000**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(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	
Environmental Impact (CO <sub>2</sub> ) Rating			

Occupying a pleasant corner position within this desirable residential development of Treetops, situated in the popular village of Portskewett, this deceptively spacious detached family home offers fantastic substantial and versatile living accommodation that will no doubt suit a variety of markets. The existing layout is arranged over two floors and briefly comprises to the ground floor entrance hall, cloakroom/WC, well proportioned lounge with feature bay window and fireplace leading through to a fantastic high end open plan kitchen/dining room, conservatory, utility room as well as a converted single garage to provide either fifth double bedroom or home office/reception space. The first floor affords four double bedrooms to include principal bedroom with en-suite shower room as well as a contemporary family shower room. The property further benefits extensive private driveway to the front providing parking for a number of vehicles as well as a good size level low maintenance rear garden including a hot tub as well as a fantastic raised decking and outdoor kitchen area perfect for dining and entertaining with friends and family. The property is finished to a particularly high standard throughout and has benefited a range of upgrades over the last 10 years to include internal doors, kitchen, shower room and boiler. The property is situated in a quiet cul-de-sac location yet retaining easy access to local schooling and amenities offered in both Portskewett and Caldicot as well as being within easy reach of a further range of amenities offered in Chepstow. The M4 motorway network is within easy reach and perfect for the everyday commuter.

#### **GARDENS**

To the front a private driveway laid to tarmac providing parking for two vehicles with a low-maintenance area laid to stones which could provide further off-street parking. A paved pedestrian pathway to one side leads through to the rear garden which is a good sized level plot comprising paved patio area, accessed from both the utility and the conservatory, providing an ideal space for dining and entertaining. The majority of the rear garden is of low maintenance and laid to artificial lawn. Wooden storage shed. One of the fantastic selling points of the property is the raised decked area with covered outdoor kitchen, entertaining space and wooden pergola with hot tub (included with the sale). The rear garden is fully enclosed by timber fencing to all sides and there is a range of feature exterior lighting as well as an outside tap.

#### **SERVICES**

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



### BEDROOM 2

3.68m x 3.45m (12'1" x 11'4")

A further good sized double bedroom with wood effect laminate floor and window to the rear elevation.

### BEDROOM 3

4.67m x 2.39m (15'4" x 7'10")

A very good sized double bedroom with wood effect laminate floor and window to the front elevation.

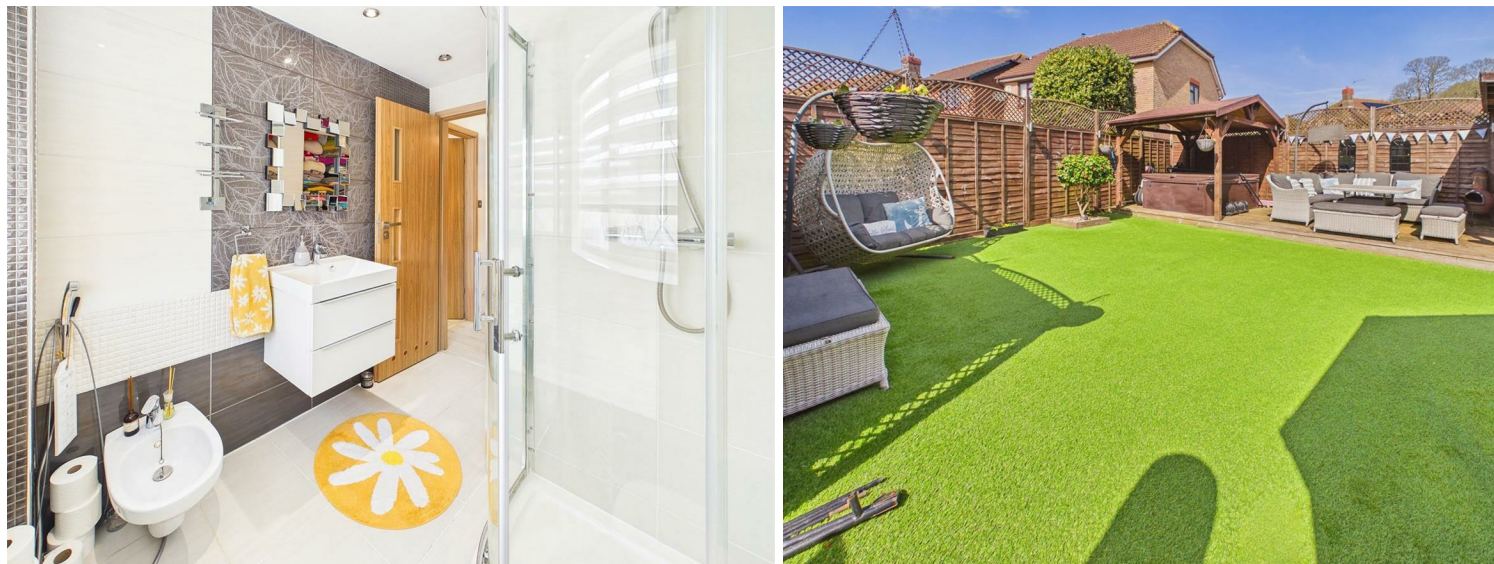
### BEDROOM 4

4.78m x 2.64m (15'8" x 8'8")

Initially two single bedrooms, now incorporated to provide one good sized double bedroom enjoying two feature windows to the rear elevation with wood effect laminate floor.

### FAMILY SHOWER ROOM

Comprises a quality contemporary suite to include large corner walk-in shower cubicle with overhead waterfall shower and handheld shower attachment, low-level WC, bidet with mixer tap and wall-mounted wash hand basin with mixer tap. Attractive wall tiling and tiled floor. Frosted window to the front elevation.



### GROUND FLOOR

#### ENTRANCE HALL

With contemporary tiled flooring and feature half-turn staircase to first floor.

#### CLOAKROOM/WC

A modern neutral suite to include low-level WC and wash hand basin inset to corner vanity unit with mixer tap. Heated towel rail. Feature half-tiled walls and tiled floor. Frosted window to the front elevation.

#### LOUNGE

4.50m x 3.45m (14'9" x 11'4")

A well proportioned front reception room enjoying a feature electric fire. Bay window to the front elevation with window seat enjoying a southerly aspect. Wood effect laminate floor with underfloor heating. Open through to:-

#### OPEN PLAN KITCHEN/DINING ROOM

3.30m x 6.71m (10'10" x 22'0")

A fantastic open plan entertaining space with the kitchen area comprising high quality an extensive range of fitted wall and base units with solid wood worktops and laminate splashbacks. A range of integrated appliances to include five ring gas hob with feature extractor hood over, electric microwave and separate eye level Bosch double oven/grill. Under counter dishwasher. Feature breakfast bar providing eating and entertaining space. Built-in understairs storage cupboard. Wood effect flooring with underfloor heating. Window to rear elevation and from the dining area patios doors to:-



### CONSERVATORY

3.23m x 3.12m (10'7" x 10'3")

A versatile room currently utilised as a formal dining space. Fully double glazed with French doors directly out to the rear garden. Wood effect laminate floor.

### UTILITY ROOM

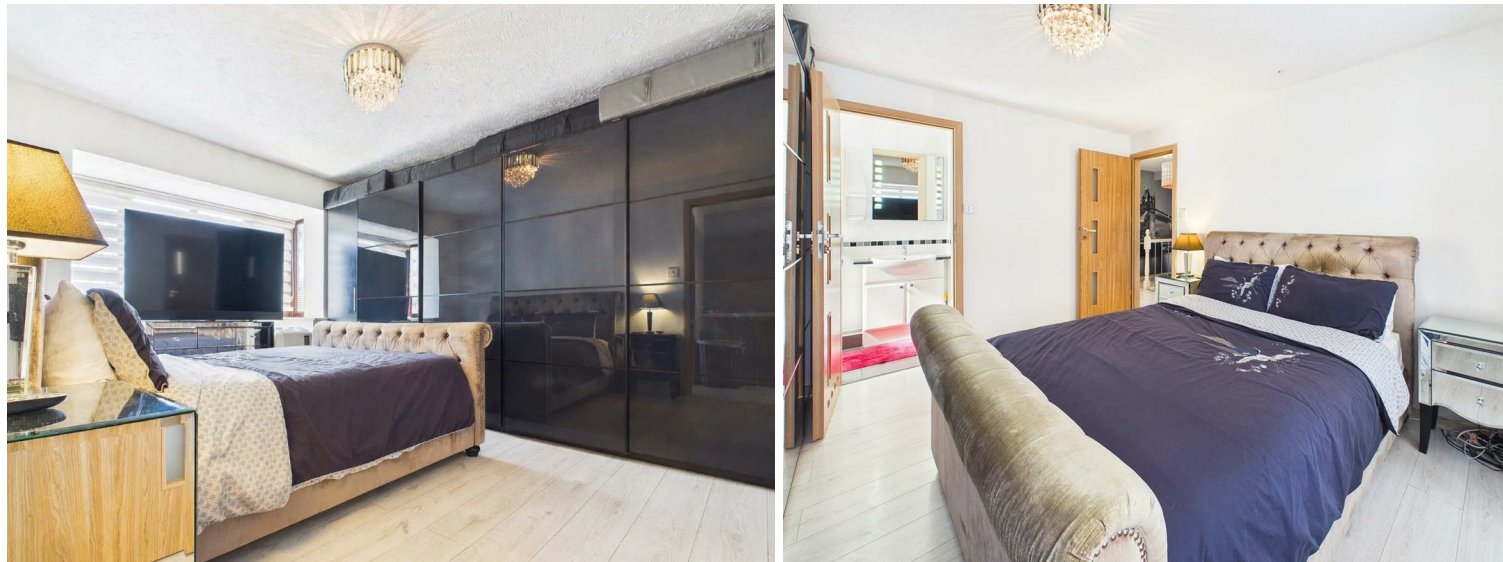
2.64m x 1.50m (8'8" x 4'11")

A further range of fitted units with wooden worktop and tile splashback. Space for American style fridge/freezer and space for under counter white goods. Housing the Glow-Worm gas combi boiler. Tiled floor. Access out to rear garden.

### BEDROOM 5

5.16m x 2.39m (16'11" x 7'10")

Originally the single garage, now converted to provides a fifth double bedroom, offering fantastic versatility and could make an ideal study for the everyday home worker or indeed further reception space. Wood effect laminate floor. Window to the front elevation.



### FIRST FLOOR STAIRS AND LANDING

A spacious landing area with access to loft space and wood effect laminate flooring.

### PRINCIPAL BEDROOM

4.09m x 3.45m (13'5" x 11'4")

A sizeable principal bedroom with bay window to the front elevation and wood effect laminate floor. Door to:-

### EN-SUITE SHOWER ROOM

Comprising a modern contemporary three-piece suite to include double width walk-in shower cubicle with tile surround and mains fed shower unit, wash hand basin inset to vanity unit with mixer tap and low-level WC. Heated towel rail. Tiled floor and fully tiled walls. Frosted window to the side elevation.

