

DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the fourth exit onto St. Lawrence Road. Proceed to the traffic lights, turning left into St. Lawrence Park, bear left at the T junction and continue around, taking the third turning left where you will find the property at the end of the cul-de-sac.

TENURE - FREEHOLD

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



**17 ST. LAWRENCE PARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 6DP**



£620,000

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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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (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 | |

This detached property occupies a pleasant end of cul-de-sac position within this sought-after and popular development, located close to the centre of Chepstow with its attendant range of facilities along with access to the M48 motorway network.

The property briefly comprises to the ground floor: entrance hall, cloakroom/WC, spacious living room, formal dining room, study and conservatory along with kitchen and utility room off. To the first floor are four bedrooms, two of which en-suite and a separate family bathroom. A particularly noteworthy feature of this property is its very generous garden to the rear, extensively laid to lawn with attractive southerly aspect. The property also benefits from a double garage and parking for two vehicles.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation with glazed side screens. Stairs to first floor and understairs storage cupboard.

CLOAKROOM/WC

Updated with a two-piece suite comprising low-level WC and wash hand basin. Tiled finish to walls. Window to side elevation.

LIVING ROOM

6.67m x 3.88m (21'10" x 12'8")

A spacious bright and airy reception room with bay window to front elevation. Contemporary fireplace. French doors to the rear sun terrace.

DINING ROOM

3.46m x 3.08m (11'4" x 10'1")

Formal dining room with a bay window to rear elevation.

KITCHEN

4.32m x 2.95m (14'2" x 9'8")

Appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled splashbacks. Integrated four ring hob with concealed extractor hood over and eye level electric double oven. Inset single drainer stainless steel sink unit with mixer tap. Space for dishwasher and full height fridge/freezer. Two windows to rear elevation.

UTILITY ROOM

With base and eye level storage units and inset single drainer stainless steel sink unit with taps. Space for washing machine and tumble dryer. Wall-mounted gas fired boiler providing domestic hot water and central heating. With door to side elevation.

CONSERVATORY

5.66m x 4.35m max (18'6" x 14'3" max)

A spacious bright and airy conservatory of a uPVC double glazed construction with French doors to the rear garden.

STUDY

2.82m x 2.47m (9'3" x 8'1")

With window to front elevation.

FIRST FLOOR STAIRS AND LANDING

Spacious landing with window to front elevation.

PRINCIPAL BEDROOM

3.97m x 3.22m (13'0" x 10'6")

With two windows to rear elevation. Range of built-in wardrobes.

EN-SUITE BATHROOM

Updated with a four-piece suite offering panelled bath, step-in shower, low-level WC and wash hand basin. Part-tiled walls. Window to rear.

GUEST SUITE

3.65m x 2.97 (11'11" x 9'8")

With window to rear elevation. Range of built-in wardrobes.

EN-SUITE SHOWER ROOM

With step-in shower, low-level WC and wash hand basin. Window to rear.

BEDROOM 3

3.27m x 3.85m max (10'8" x 12'7" max)

With two windows to front elevation. Built-in wardrobes.

BEDROOM 4

3.22m x 2.21m (10'6" x 7'3")

With two windows to front. Built-in wardrobe.

FAMILY BATHROOM

Appointed with a three-piece suite to include panelled bath, low-level WC and pedestal wash hand basin. Part-tiled walls. Window to side.

OUTSIDE

GARAGE

Double garage with power and light. Being approached via driveway offering parking for two vehicles.

GARDENS

The property stands in one of the most generous plots on this development. To the front as well as the driveway, attractive and mature flowering shrub borders, to the side attractive shrub garden with flowers around the conservatory and to the rear a very generous lawned garden with extensive sun terrace enjoying a southerly aspect, with a good variety of mature trees, plants and flowering shrubs.

SERVICES

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

