



## DIRECTIONS

From our Chepstow office proceed along the A48 towards Newport. As you enter the hamlet of Crick take the first turning on the left, where you will find the property on your right hand side.

## SERVICES

Mains water, electricity and gas. Cesspit drainage.

Council Tax Band G.

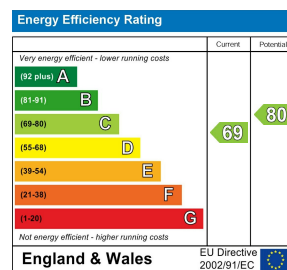
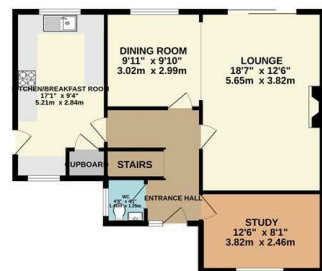
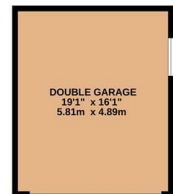
## TENURE - FREEHOLD

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



GROUND FLOOR  
1007 sq.ft. (93.6 sq.m.) approx.

1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 1668 sq.ft. (154.9 sq.m.) approx.  
While 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.  
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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.



## PEACH TREE HOUSE CRICK, CALDICOT, MONMOUTHSHIRE, NP26 5UW



**£450,000**

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

Moon & Co. are delighted to offer to the market this detached, individually designed and constructed family home, occupying a pleasant position within this sought-after hamlet with excellent access via the A48 to Chepstow, Caldicot and Newport, as well as to the M4.

The property offers spacious accommodation with large entrance hall, cloakroom/WC, good size study/guest bedroom, spacious living room open plan to dining room, both overlooking attractive garden with well-appointed kitchen/breakfast room to the ground floor. To the first floor are three bedrooms, one en-suite along with family bathroom. This property stands in attractive gardens and also benefits from off-road parking and a garage.

**GROUND FLOOR**

**ENTRANCE HALL**

With door and window to front elevation. Stairs off.

**CLOAKROOM/WC**

With low level WC and wash hand basin. Window to side.

**STUDY/BEDROOM 4**

**3.81m x 2.44m (12'6" x 8')**

With window to front elevation. Currently used as a home office but could also be utilised as a guest bedroom.

**LIVING ROOM**

**5.79m x 3.86m (19' x 12'8")**

A spacious room with patio doors to attractive rear garden. Feature fireplace with Stovax wood burning stove. Archway to: -

**DINING ROOM**

**3.05m x 3.05m (10' x 10')**

With window to rear garden.

**KITCHEN**

**5.26m x 2.84m (17'3" x 9'4")**

Tastefully appointed with a range of base and eye level storage units with ample work surfacing over and tiled splash backs. Breakfast bar. Four ring electric hob with concealed extractor over (working intermittently) and eye level double oven. Two bowl and drainer stainless steel sink unit with mixer tap. Integrated fridge/freezer and dishwasher. Space for washing machine and tumble dryer. Wall mounted gas fired boiler, providing domestic hot water and central heating. Windows to both front and rear elevations and door to side.

**FIRST FLOOR STAIRS AND LANDING**

**5.33m x 2.13m (17'6" x 7')**

Spacious landing with window to front elevation. Storage cupboard.

**BEDROOM 1**

**3.81m x 3.05m (12'6" x 10')**

A double bedroom with window to rear elevation. Range of built-in wardrobes.

**BEDROOM 2**

**3.99m x 3.81m maximum (13'1" x 12'6" maximum)**

A double bedroom with attractive dormer window to front elevation. Storage cupboard.

**BATHROOM**

Spacious bathroom appointed with a four-piece suite to include panelled bath , low level WC, step-in shower cubicle and wash hand basin inset into storage unit. Part-tiled walls. Window to rear.

**BEDROOM 3**

**3.58m x 2.95m (11'9" x 9'8")**

With window to rear elevation.

**EN-SUITE SHOWER ROOM**

Comprising a three piece suite to include step-in shower, low level WC and pedestal wash hand basin.

**OUTSIDE**

**GARDENS**

The property stands in most attractive mature gardens, the forecourt gardens with side gravel driveway, offering ample parking with turning and giving access to the garage. To the rear, particularly noteworthy, as fully enclosed by stone walling and enjoying a southerly aspect, otherwise with large sun terrace, lawned area and flower borders.

**GARAGE**

Detached double garage with up and over door, power and light.

**SERVICES**

Mains water, electricity and gas. Cesspit drainage.

