



DIRECTIONS

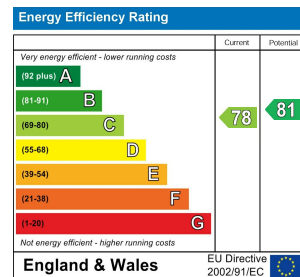
From Chepstow town centre proceed up the High Street, through the town arch heading up Moor Street, turning right onto the A48. At the roundabout take the fourth exit towards Chepstow Community Hospital, passing through the traffic lights, down the hill taking the left turn into Romana Grange. Drive through Romana Grange passing the play area on your right hand side. Continue down the hill taking the first right turn, proceed along this road taking the second left by the play area where you will find the property on your right hand side.

SERVICES

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

TENURE - FREEHOLD

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



25 BAYFIELD WOOD CLOSE, CHEPSTOW, MONMOUTHSHIRE, NP16 6FB

4 3 2 C

£575,000

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

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 for the first time since it was constructed in 2009 this executive detached family home occupies a very pleasant corner position within this ever popular residential location on the outskirts of Chepstow town centre, backing onto open countryside and affording beautiful panoramic views towards rolling hills and woodland. The property affords well planned and deceptively spacious living accommodation arranged over two floors and briefly comprising to the ground floor; a welcoming reception hall with galleried landing, cloakroom/WC, dual aspect lounge with feature fireplace and French doors to garden, a formal dining room as well as a superb substantial open plan kitchen/breakfast/family room with a useful utility off. The first floor offers four double bedrooms, the principal bedroom with feature vaulted ceiling, dressing area and en-suite, along with four piece family bathroom. Further benefits include a sizeable private driveway, a detached double garage and a private low-maintenance garden perfect for everyday family living and entertaining. Finished to a particularly high standard throughout this property is offered with the benefit of no onward chain and we would strongly recommend arranging an internal viewing.

The property is within easy reach of local primary and secondary schooling as well as an extensive range of amenities offered in the town centre and access to the M48 and M4 motorway network making this an ideal quiet spot yet retaining excellent commuting access to the surrounding cities.

DOUBLE GARAGE
5.84m x 5.51m (19'2" x 18'1")

The front of the property is approached by a private tarmac driveway providing off street parking for up to four/five vehicles, which leads to the detached double garage with light and power connected and two manual up and over doors. There is a hard standing area behind the garage should you wish to add further storage.

GARDENS

To the front of the property a paved pedestrian pathway and a couple of steps lead up to the front entrance and there is also a low maintenance garden area mainly laid to lawn and stones with a range of attractive plants and shrubs. A paved pedestrian pathway leads around the side of the property where there is a further low maintenance garden area mainly laid to lawn. The rear garden is of a generous size and low maintenance, comprising a paved terrace area accessed from both the lounge and the kitchen/breakfast/family room providing an ideal private spot for dining and entertaining. A level area laid to lawn is perfect for children to play, a couple of steps lead up to a composite decking area with feature inset lighting and outdoor power providing a further perfect contemporary spot for entertaining and relaxing whilst enjoying outstanding and uninterrupted views across open farmland and towards beautiful woodland. The rear garden is fully enclosed by fencing to all sides.

SERVICES

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



EN-SUITE SHOWER ROOM

A modern contemporary three piece suite including double width walk-in shower cubicle with tiled surround and wall mounted mains fed shower unit, pedestal wash hand basin with mixer tap, and low level WC. Half tiled walls and frosted window to the front elevation.

BEDROOM 3
3.78m x 3.30m (12'5" x 10'10")

A good size double bedroom with a window to the front elevation enjoying partial views over open fields, and fitted wardrobe.

BEDROOM 4
3.61m x 3.40m (11'10" x 11'2")

A double bedroom with a window to the rear elevation enjoying uninterrupted 180° views across open greenland towards woodland. Access to the partially boarded loft space.

FAMILY BATHROOM

A modern neutral four piece suite to include panelled bath, concealed cistern WC, wash hand basin inset to vanity unit with mixer tap and tiled splashback, walk-in shower cubicle with tiled surround and mains fed shower unit. Frosted window to the rear elevation.

OUTSIDE

GROUND FLOOR

ENTRANCE HALL

A very welcoming, bright and airy reception hall with solid wood floor and a half turned staircase leading to the first floor with a feature galleried landing, oak balustrade and glass panels. Useful understairs storage cupboard and separate airing cupboard.

CLOAKROOM/WC

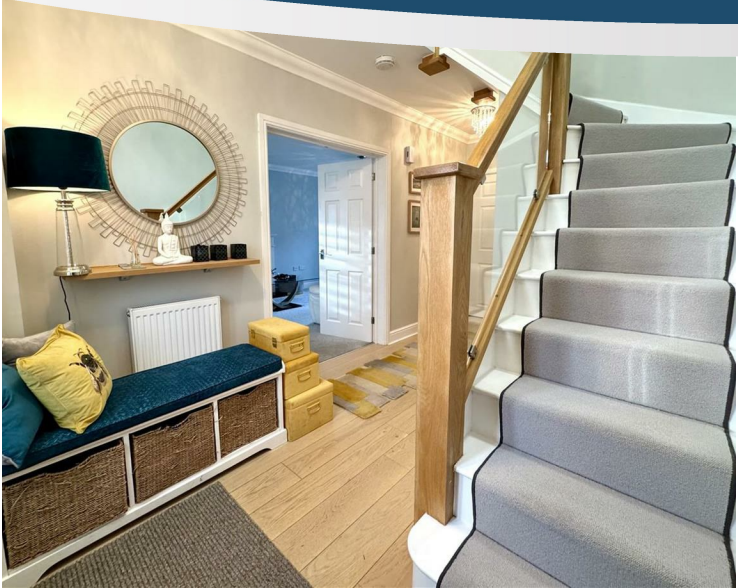
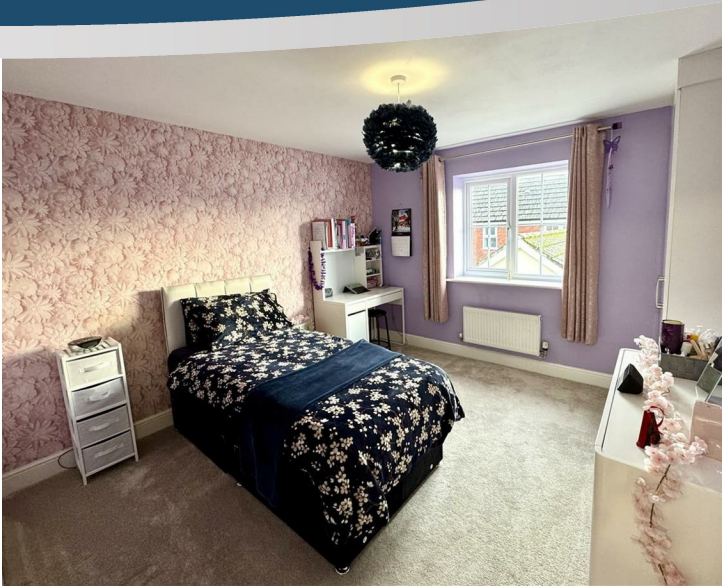
A neutral suite to include low-level WC and pedestal wash hand basin with mixer tap. Half-tiled walls and a frosted window to the rear elevation.

LOUNGE
7.06m x 3.40m (23'2" x 11'2")

Accessed from the entrance hall via double doors leading through to a very well-proportioned formal reception room enjoying a feature Bay window to the front elevation and French doors leading directly out to the rear garden. Feature electric fire with marble surround and hearth.

DINING ROOM
4.32m x 3.30m (14'2" x 10'10")

Feature Bay window to the front elevation and door to the:-

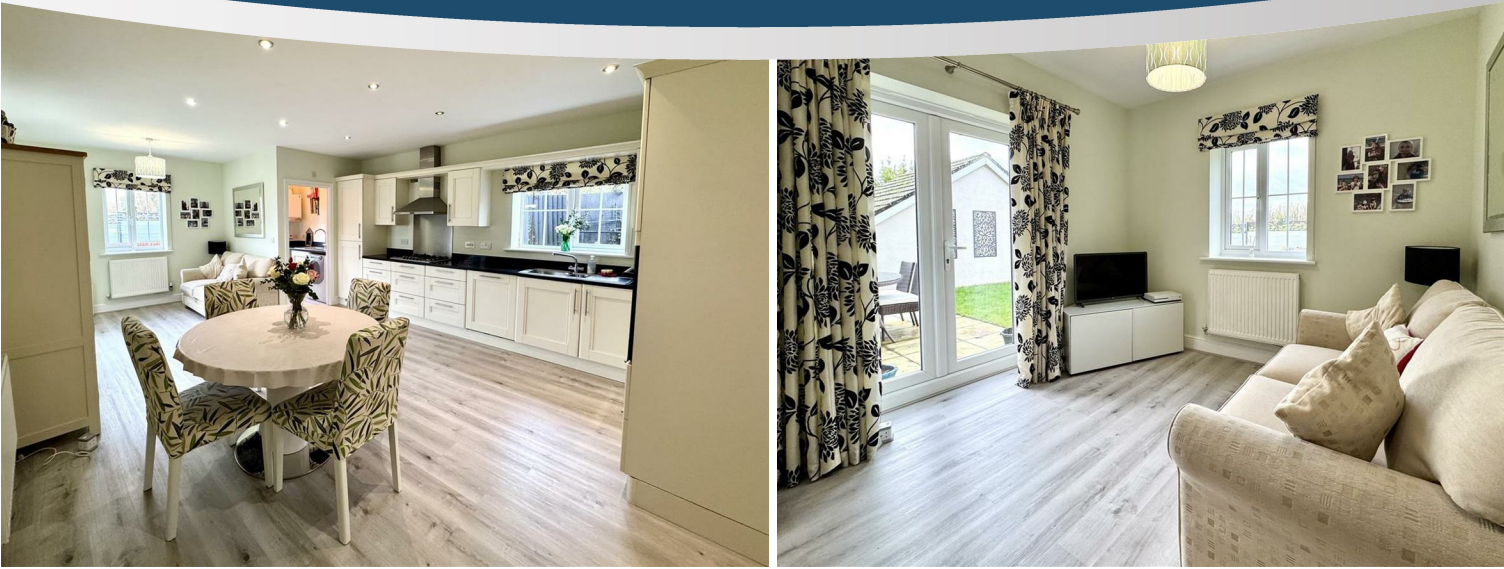


KITCHEN/BREAKFAST/FAMILY ROOM
6.68m x 4.55m (21'11" x 14'11")

A superb size 'L' shaped open plan contemporary living space with waterproof luxury vinyl plank flooring. The kitchen area comprising an extensive range of fitted wall and base units with granite worktop and granite splashbacks. Inset one and a half bowl stainless steel sink with drainer. A range of integrated appliances to include five ring gas hob with feature extractor hood over, double Bosch electric oven and grill, full size Bosch dishwasher and a full height fridge freezer. Window to the side elevation enjoying pretty views over the side gardens and towards rolling hills beyond. Ample dining area providing a perfect space for everyday family living and entertaining which leads on through to a snug/sitting area with window to the rear elevation and French doors to the patio area. Door to:-

UTILITY ROOM
2.01m x 1.60m (6'7" x 5'3")

A useful space with fitted wall and base units having laminate worktop and inset single bowl stainless sink with drainer. Space and plumbing for under counter white goods and housing the gas boiler. Waterproof luxury vinyl plank flooring. Courtesy half glazed pedestrian door leads directly out to the rear garden.



FIRST FLOOR STAIRS AND LANDING

An attractive galleried landing providing access to all first floor rooms with feature oak balustrade and glass panels, airing cupboard.

PRINCIPAL BEDROOM
4.55m x 3.94m (14'11" x 12'11")

A stylish main bedroom suite enjoying a vaulted ceiling as well as windows to the side and rear elevations enjoying panoramic views over surrounding fields and towards woodland. Open archway to:-

DRESSING AREA

Two built-in wardrobes with inset shelving and hanging rail. Door to:-

EN-SUITE SHOWER ROOM

Comprising a neutral three piece suite to include a double width walk-in shower cubicle with tiled surround and mains fed shower unit, wash hand basin inset to vanity unit with mixer tap, and concealed cistern WC. Half tiled walls and frosted window to the side elevation.

BEDROOM 2
3.40m x 2.92m (11'2" x 9'7")

A comfortable good size guest double bedroom with a window to the front elevation. Fitted wardrobe and door to:-

