



DIRECTIONS

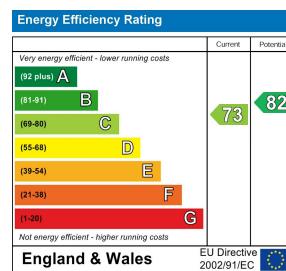
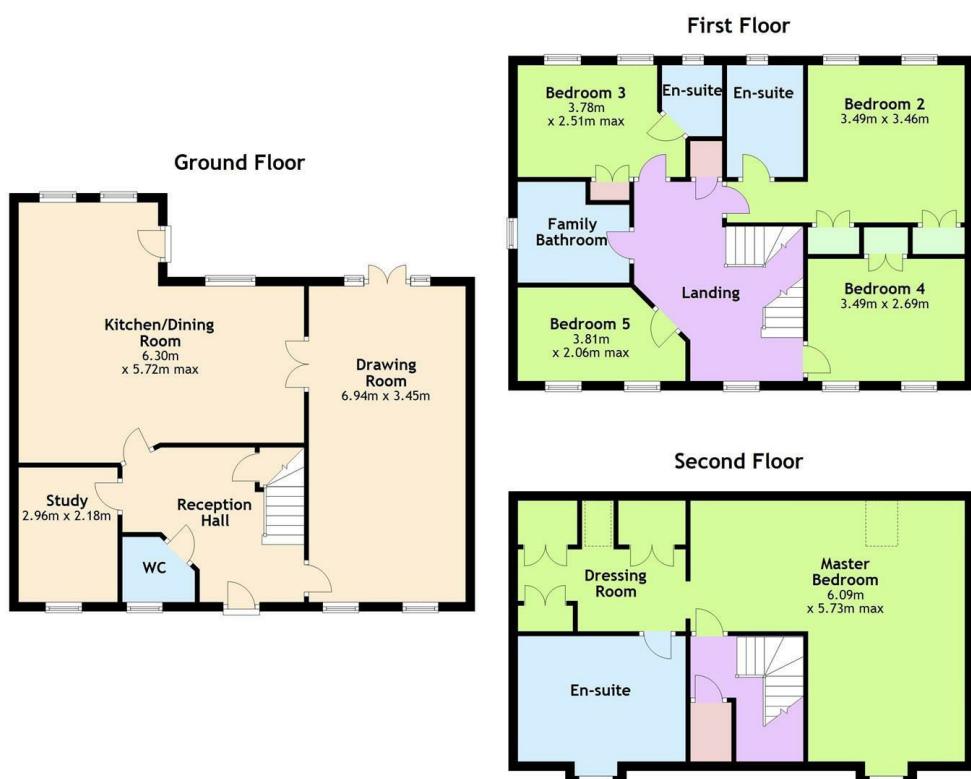
From our Chepstow office, proceed to the main St Lawrence roundabout, taking the fourth exit towards Monmouth. Proceed through the traffic lights. Continue down the hill, then taking the next turning on your left. Continue without deviation, dropping down through the open play area and park, taking the turning on your left into Fryth Wood. Proceed up Fryth Wood, where you will find Alcove Wood on your right hand side.

SERVICES

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

TENURE - FREEHOLD

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



**5 ALCOVE WOOD, CHEPSTOW,
MONMOUTHSHIRE, NP16 6DT**



£699,950

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 or contract. Intending purchasers must rely on their own inspection of the property.
None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by S. Room sizes should not be relied upon for carpets and finishes.

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 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 necessarily planning, building regulation or as a consent and Moon and co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

5 Alcove Wood comprises of a substantially improved and updated, detached family house occupying a pleasant cul-de-sac position within the popular Woolpitch Wood development, itself located within easy reach of Chepstow's historic town centre with attendant range of facilities. The M48 motorway is nearby, bringing Bristol and Cardiff into commuting distance, as is the famous Wye Valley. Particularly noteworthy of this property, are the attractive upgrades to include, bathrooms and kitchen, along with the large garden room/home office. Viewing is highly recommended.

GROUND FLOOR

RECEPTION HALL

With door to front elevation, stairs off: -

CLOAKROOM/WC

With wash stand and separate WC. Window to front elevation.

DRAWING ROOM

25'0" x 11'6"

With two windows to front elevation. French doors to rear garden, attractive feature fireplace.

STUDY

9'0" x 7'2"

With window to front elevation.

KITCHEN/DINING ROOM

20'8" x 18'9" maximum overall

A really stylish and well updated family kitchen with extensive range of built in appliances, to include twin ovens, microwave, coffee machine, fridge-freezer and dish washer.

Complimented by a large central island. Inset one and a half bowl sink unit. Three windows to rear elevation. Door to garden. Double doors giving access to the drawing room .



FIRST FLOOR STAIRS & LANDING

A spacious landing with window to front elevation.

BEDROOM 2

12'0" x 11'8"

With lobby area, giving access to the bedroom with two windows to front elevation. Range of built in wardrobes.

EN-SUITE SHOWER ROOM

Tastefully updated with a three piece suite, comprising a step in shower, low level WC and wash stand. Window to rear elevation.

BEDROOM 3

12'5" x 7'10"

With two windows to rear elevation. Built in wardrobe.

EN-SUITE SHOWER ROOM

Appointed with updated three piece suite, comprising of a step-in shower cubicle, low level WC and wash basin.

BEDROOM 5

12'2" x 6'9"

With two windows to front elevation.

BEDROOM 4

11'6" x 8'9"

With 2 windows to front elevation. Range of built in wardrobes.

PRINCIPAL BATHROOM

Once again, stylishly updated, with freestanding bath, wash stand with basin. Low level WC and large walk in shower. Window to side elevation.

SECOND FLOOR STAIRS & LANDING

PRINCIPAL BEDROOM SUITE

20'4" x 18'0" maximum

A most impressive feature is this principal suite running across the whole of the top floor, giving a large bedroom area, with windows to front and rear elevation. Open to its own private dressing room: -

DRESSING ROOM

12'6" x 8'8"

With window to rear elevation and range of built in wardrobes. Leading through to: -

EN-SUITE SHOWER ROOM

Updated en-suite shower room with ceramic tiled flooring and large walk in shower. Low level WC and wash stand with basin. Window to front elevation.

OUTSIDE

GARDENS

Property stands in pleasant mature gardens to the rear with sun terrace leading to a very pleasant lawned area. Then leading through to the large garden room/home office

LARGE GARDEN ROOM/HOME OFFICE

26'2" x 14'9"

With power and light ,and suitable for a variety of uses, to include home cinema, home office, gym etc.

GARAGE

Detached double garage with up and over doors. Power and light with a double driveway.

