DIRECTIONS

From our Chepstow office proceed through archway and up Moor Street, turning right onto A48. Just after Two Rivers Hotel on your right, turn right into Hilltop, proceed to the end of the lane where you will find Hedgerow on your left.

SERVICES

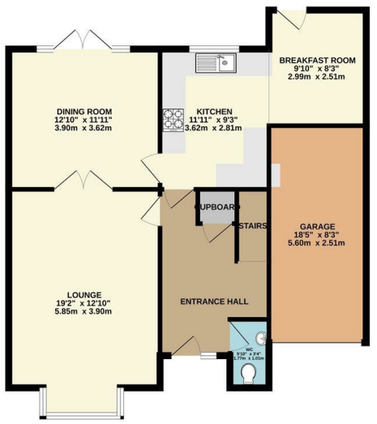
All mains services are connected, to include mains gas central heating.

Council Tax Band G.

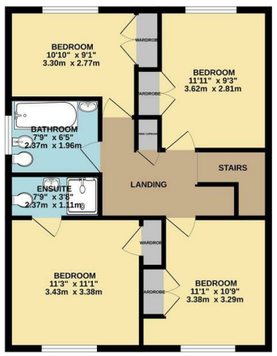
TENURE - FREEHOLD

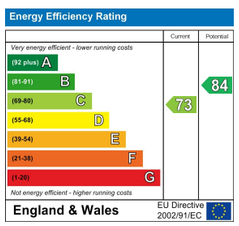
You are recommended to have this verified by your legal advisors at your earliest convenience.

GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.





TOTAL FLOOR AREA : 1495 sq.ft. (138.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

HEDGEROW HILLTOP, NEWPORT ROAD, CHEPSTOW, MONMOUTHSHIRE, NP16 5BT

4 2 2 C

£475,000

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

Offered to the market with the benefit of no onward chain, this property comprises an individually designed and constructed family house occupying a very attractive position in a tucked-away location but within walking distance of Chepstow's town centre with its attended range of amenities, yet enjoying peace and privacy.

The property is well-maintained and offers deceptively spacious accommodation which briefly comprises large entrance hall, cloakroom/WC, attractive living room with double doors through to the dining room, well-appointed kitchen which also benefits from a breakfast room leading off to the ground floor. To the first floor is a principal bedroom with en-suite shower room along with three further good size bedrooms and family bathroom. The property benefits from parking, attached garage and private rear gardens which have been professionally landscaped and enjoy south-westerly aspect.

GROUND FLOOR

ENTRANCE HALL
3.51m x 3.00m (11'6" x 9'10")
Door and window to front elevation. Stairs to first floor. Understairs storage cupboard.

CLOAKROOM/WC
With low level WC and pedestal wash hand basin. Frosted window to front elevation. Part-tiled walls.

LIVING ROOM
5.28m x 3.96m (17'4" x 13')
An attractive main reception room with bay window to front elevation. Double doors leading to: -

DINING ROOM
3.91m x 3.71m (12'10" x 12'2")
With French doors to rear garden.

KITCHEN
3.61m' x 3.05m (11'10' x 10')
Appointed with a range of base and eye level storage units with ample work surfacing over, tiled splashbacks along with ceramic tiled flooring. Inset one and a half bowl and drainer stainless steel sink unit. Spaces for cooker, washing machine and dishwasher. Window to rear garden. Open plan to: -

BREAKFAST ROOM
2.99m x 2.51m (9'9" x 8'2")
With door to rear elevation and window to side. Tiled flooring continued.

FIRST FLOOR STARS AND LANDING

BEDROOM 1
3.43m x3.38m (11'3" x11'1")
A double bedroom with window to front elevation. Built-in wardrobe. Door to:-

EN-SUITE SHOWER ROOM
Appointed with a three piece suite comprising vanity wash hand basin, low-level WC and step-in shower cubicle. Tiled walls.

BEDROOM 2
4.37m x 2.87m (14'4" x 9'5")
A double bedroom with window to rear elevation. Range of built-in wardrobes.

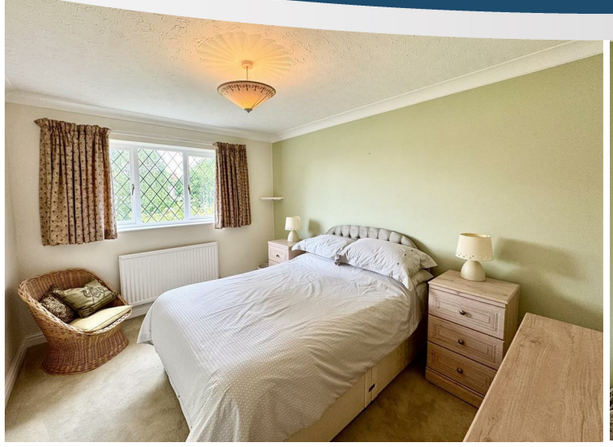
BEDROOM 3
3.38m x 3.29m (11'1" x 10'9")
A double bedroom with window to front elevation. Range of built-in wardrobes.

BEDROOM 4
3.30m x 2.77m (10'9" x 9'1")
A double bedroom with window to rear elevation. Built-in wardrobe.

BATHROOM
A well-appointed bathroom with low level WC, bidet, pedestal wash hand basin with taps and panelled bath with taps and glass shower screen. Part-tiled walls. Frosted window to side elevation.

OUTSIDE

GARAGE
Attached single garage with up and over door power and light, being approached via big paviour drive, offering parking for three vehicles.

REAR GARDEN
The rear gardens are particularly attractive, having been professionally landscaped with natural stone terracing, water feature and pergola, as well as pretty flower borders. All benefitting from a south-westerly aspect.

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