



DIRECTIONS

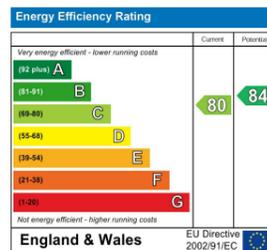
From our Chepstow office proceed up to the main St Lawrence roundabout taking the second exit onto the slip road towards The Severn Bridge. Take the first exit at this roundabout. At the next round about take the third exit passing Tesco on your right hand side. Take the first right turn then second left into Samuel Rodgers Crescent. Proceed into the development bearing right and then left where you will see a turning on the right hand side for John Rastrick Rise where the property can be found to the left.

SERVICES

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

TENURE - FREEHOLD

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



**1 JOHN RASTRICK RISE, CHEPSTOW,
MONMOUTHSHIRE, NP16 5GF**



£375,000

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.

Occupying a generous corner position in a quiet cul-de-sac setting on this very popular and convenient modern development, this deceptively spacious detached property offers well-planned living accommodation to suit a variety of markets to include professional couples, growing family market, or indeed those retiring and seeking comfortable low-maintenance. The current layout comprises to the ground floor; a welcoming reception hall, WC/cloakroom, generous dual-aspect lounge and a fantastic open plan kitchen/dining/family room affording French doors to the gardens, whilst to the first floor there are four bedrooms, principal with en-suite, as well as a family bathroom. Furthermore, the property benefits a single garage, extensive driveway parking and a beautifully landscaped level rear garden. The property is presented to a very high-standard throughout and must be viewed to be fully appreciated.

GROUND FLOOR

RECEPTION HALL

The front entrance door leads into a welcoming and generous reception hall with wood effect laminate floor. Built-in understairs storage cupboard. Half turned staircase to first floor.

LOUNGE

Access via double doors from the reception hall to this really well proportioned formal reception space enjoying a dual aspect to both front and side elevations.

KITCHEN/DINING/FAMILY ROOM

Fantastic open plan kitchen/dining/family room. The kitchen area provides an extensive range of fitted wall and base units with ample laminate worktop and tiled splashback with inset one and a half bowl stainless steel sink with drainer and mixer tap. Integrated appliances to include four ring gas hob with concealed extractor hood over and electric oven/grill

beneath, and integrated full size dishwasher. Space and plumbing for under counter washing machine and space for full height fridge/freezer. Slate tiled floor. Worcester gas boiler which was installed in 2025. Window to the side elevation overlooking the gardens and courtesy pedestrian door from the kitchen leads directly outside. The dining/family area offers an open plan reception space perfect for everyday contemporary family living with large window to the front elevation and feature French doors leading directly out to the rear garden. Wood effect laminate floor.

CLOAKROOM/WC

Comprising a modern neutral suite to include corner pedestal wash hand basin with tiled splashback, and low level WC. Slate tiled floor. Frosted window to the rear elevation.

FIRST FLOOR STAIRS AND LANDING

Access to a spacious, three quarters boarded loft space. Doors to all first floor rooms.

BEDROOM 1

A really well proportioned principal bedroom affording fitted wardrobes to one side. Large window to the side elevation. Door to:

EN-SUITE SHOWER ROOM

Comprising a recently fitted double width walk-in shower cubicle with mains fed waterfall showerhead and separate handheld attachment with tiled surround, wash hand basin inset to vanity unit, and low level WC. Wall mounted heated towel rail. Fully tiled walls. Frosted window to the rear elevation.

BEDROOM 2

A generous double bedroom with a window to the side elevation overlooking the garden.

BEDROOM 3

A further double guest bedroom with window to front elevation.

BEDROOM 4

A good size single bedroom also offering fantastic versatile use as a study. Window to the front elevation.

BATHROOM

Comprising a modern neutral suite to include panelled bath with mains fed shower over and tiled surround, pedestal wash hand basin with tiled splashback and low level WC. Frosted window to the front elevation. Tiled floor. Built-in airing cupboard with inset shelving, housing the water tank.

OUTSIDE

GARDENS

To the front a pedestrian pathway and a couple of steps lead up to the front entrance with storm porch. Feature borders with mature plants and shrubs. Gated pedestrian access to one side leading into the rear garden. The rear garden comprises a really lovely private spot offering low maintenance. Comprising a paved patio area perfect for dining and entertaining, a further low maintenance area laid to stones providing an ideal storage area for bins etc., with the majority of the rear garden being laid to lawn with attractive mature borders. Steps lead up to a further garden area laid to slate stones with attractive borders enjoying views back across the gardens. Gated pedestrian paths offer direct access to the front driveway and single garage, as well as a rear gate opening onto the recreational field, a perfect spot for walking the dog or letting the children play.

GARAGE

At the front of the property a private tarmac driveway providing off street parking for a number of vehicles which leads to the single garage with manual up and over door, having light and power connected.

SERVICES

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

