



### DIRECTIONS

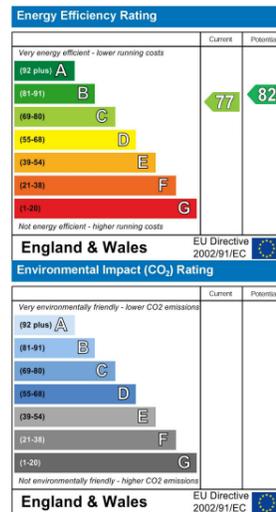
From our Chepstow office proceed along the A48 in the direction of Newport. Upon entering the village of Crick proceed under the motorway bridge taking the first available left hand driveway immediately after the bungalow on the left.

### SERVICES

Mains water, gas, electricity. Septic tank drainage.

### TENURE - FREEHOLD

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



**LAKE HOUSE CRICK, CALDICOT, MONMOUTHSHIRE, NP26 5UW**

5 2 2 C

**OFFERS IN EXCESS OF £695,000**

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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. 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 necessary 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.

Moon & Co are delighted to offer to the market Lake House, Crick. This individually designed, detached family home offers superb accommodation whilst being immaculately presented throughout with high quality finishes and features. The property is approached via a private driveway with electric gated access to large brick paviour parking area. Upon entering the property through bespoke hardwood double doors the space opens up to a full height reception hall looking up to part galleried landing with large Velux rooflights flooding in natural light. To the ground floor there are two formal reception rooms, a spacious kitchen breakfast room, utility room and two ground floor WCs. With five bedrooms, the principal of which with en-suite, and separate family bathroom to the first floor. The rear gardens occupy a pleasant and sunny position on a level plot predominantly laid to lawn. The property also benefits from an integral double garage with electric up and over door.

Being situated in Crick a range of facilities are close at hand in nearby Caldicot and Chepstow including primary and secondary schooling, pubs, restaurants and an abundance of local shops. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via bespoke hardwood glazed double doors, tiled flooring and timber glazed doors leading to reception hall.

### RECEPTION HALL

This open and light reception hall creates a sense of space throughout the property with understairs storage and solid oak banister with stairs leading to the first floor. Tiled flooring.

### LIVING ROOM

26'10" x 14'7"

This generous reception room offers uPVC double glazed window to front elevation and French doors to rear. Feature gas fireplace and spotlighting. Glazed timber double doors lead to dining room.

## OUTSIDE

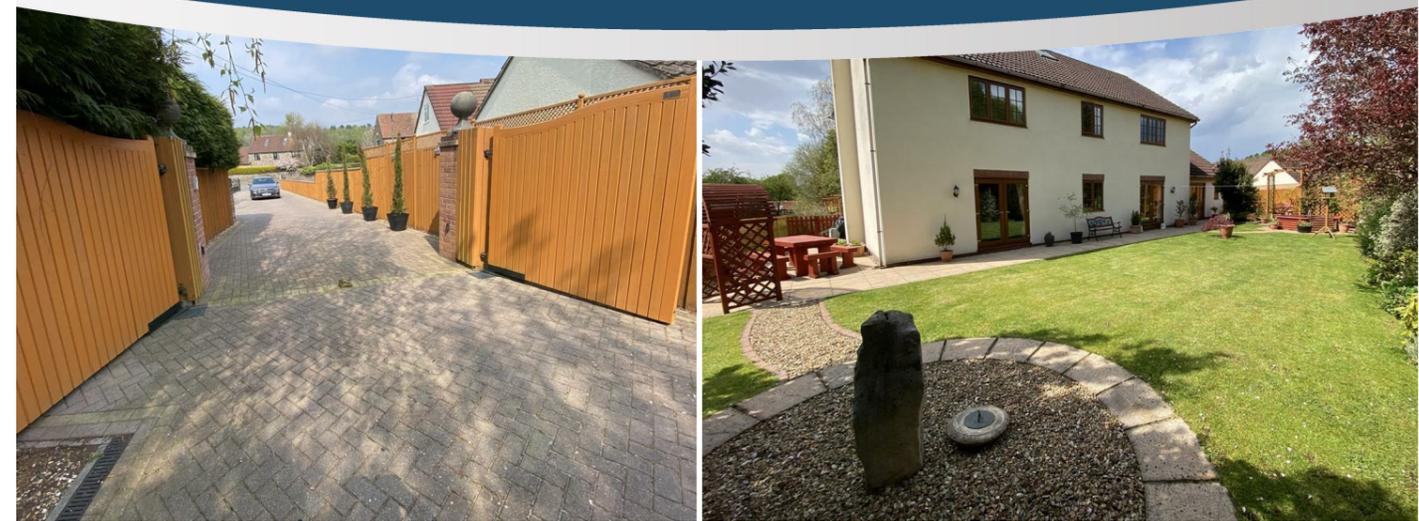
The property is accessed via a private driveway leading to wooden electric gates opening to a generous brick paviour parking area.

## GARAGE

Integral double garage with electric up and over doors, power and lighting.

## GARDENS

The front gardens offer well stocked beds and borders with lawned area overlooking the neighbouring fields. With access to both sides of the property leading to the rear garden complete with paved seating area, level lawn, timber store shed and ornamental raised pond.



**BEDROOM 4**  
**14'8" x 9'2"**

A double bedroom with spotlighting and uPVC double glazed window to rear elevation.

**BEDROOM 5**  
**12'5" x 9'3"**

Currently utilised as first floor sitting room with laminate flooring, spotlighting and uPVC double glazed window to rear elevation.

**FAMILY BATHROOM**

A large family bathroom comprising a five piece white suite to include dual wash hand basin with chrome mixer taps both in set into vanity units, low-level WC and bidet, freestanding modern clawfoot bath with chrome mixer tap and shower attachment and double shower cubicle with mains fed shower over. Fitted with chrome heated towel rail, fully tiled walls and floors, spotlighting and frosted uPVC double glazed window to front elevation.



**FORMAL DINING ROOM**  
**13'2" x 12'5"**

Fitted with oak effect laminate flooring, spotlighting and UPVC double glazed window to rear elevation. With glazed timber door leading to kitchen breakfast room.

**GROUND FLOOR WC**

Comprising a white suite to include low-level WC and pedestal wash hand basin with chrome taps. Fully tiled walls and flooring. Spotlighting and frosted uPVC double glazed window to front elevation.

**KITCHEN BREAKFAST ROOM**  
**13'6" x 31'2"**

This superb sociable space offers kitchen area which is appointed with a matching range of base and eye level Shaker style solid wood units with granite effect worktops. Fitted with appliances to include Bosch eye level electric fan assisted oven and grill, five ring electric hob with extractor over and dishwasher. With space for American-style fridge freezer. Also with inset composite 1 1/2 bowl and drainer sink unit with chrome mixer tap, breakfast bar, tiled flooring, spotlighting and uPVC double glazed French doors leading to the rear garden. Access to utility room.



### UTILITY ROOM

Appointed with a matching range of base and eye level shaker style units, complete with space for washing machine and tumble dryer as well as low-level fridge and freezer. Also with ceramic 1 1/2 bowl and drainer sink unit with chrome mixer tap, storage cupboard and uPVC double glazed door and window to rear elevation.

### SECOND GROUND FLOOR WC

Comprising white suite to include low-level WC and pedestal wash hand basin with chrome dual taps, with part tiles walls and tiled flooring. Frosted uPVC double glazed window to rear elevation.

### FIRST FLOOR STAIRS AND LANDING

With a stunning part galleried landing complete with solid oak balustrade and two Velux rooflights into partially vaulted ceiling. Spotlighting and loft access point.



### PRINCIPAL BEDROOM SUITE

17'3" x 14'8"

A generous principal bedroom with uPVC double glazed window to front elevation benefiting from views over the surrounding countryside. Spotlighting and access to en-suite.

### EN-SUITE BATHROOM

Comprising a four piece white suite to include low-level WC and bidet, wash hand basin with chrome mixer tap inset into vanity unit and corner bath with chrome mixer tap and mains fed shower over. Fitted with chrome heated towel rail, fully tiled walls and floors. Spotlighting and frosted uPVC double glazed window to front elevation.

### BEDROOM 2

17'10' x 17'2"

A generous double bedroom with a range of bespoke fitted bedroom furniture, two Velux rooflights and spotlighting. Store cupboards into eaves.

### BEDROOM 3

14'8" x 13'9"

A double bedroom with spotlighting and uPVC double glazed window to rear elevation.

