



## DIRECTIONS

From our Chepstow office proceed along the A48 passing St. Pierre Golf and Country Club on you left, carry on along this road, taking the first exit at the Parkwall roundabout onto B4245, proceed along this road and upon entering Caldicot take the first right turn onto Chepstow road, carry on along this road until Chepstow Road becomes Sandy Lane, proceed along this road taking the right hand turn into Churchfield Avenue. Carry on along this road and at the T-junction turn right and then left and immediate left again where you will find the property on your right hand side.

## SERVICES

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

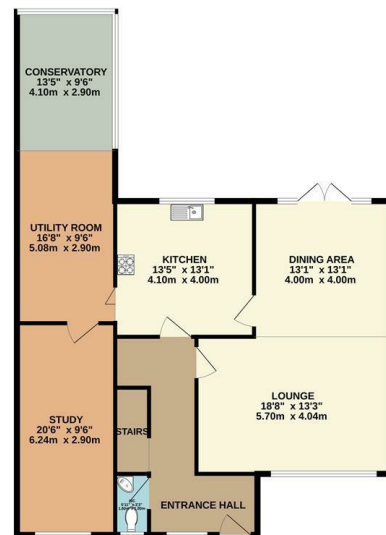
Council Tax Band F.

## TENURE - FREEHOLD

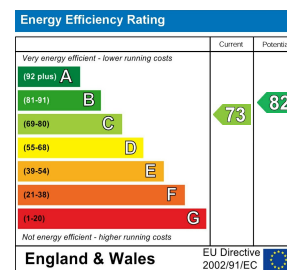
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metropix iC025

**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.



**31 BUDDEN CRESCENT, CALDICOT,  
MONMOUTHSHIRE, NP26 4PP**

**5** **2** **4** **C**

**£475,000**

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



Offered to the market with the benefit of no onward chain, this substantial detached family home offers a fantastic, well-planned and versatile living accommodation to suit a variety of markets to include multi-generational living requirements. The layout briefly comprises to the ground floor: entrance porch, cloakroom/WC, lounge open plan to dining room, kitchen/breakfast room, utility room, conservatory and a further sitting room/bedroom. To the first floor there are five bedrooms, one with en-suite bathroom and a four-piece family bathroom. The property occupies a sizeable plot enjoying low-maintenance gardens to front and rear, as well as a private driveway offering parking for two vehicles. Finished to a particularly high standard throughout, we would strongly recommend an internal viewing to appreciate what this property has to offer.

GROUND FLOOR

ENTRANCE PORCH

Front door with side frosted window panel leads into entrance porch.

CLOAKROOM/WC

With low level WC and corner wash hand basin with mixer tap. Tiled walls. Frosted window to front elevation.

ENTRANCE HALL

A welcoming and spacious entrance hall with stairs leading to the first floor. Understairs storage cupboard.

KITCHEN/BREAKFAST ROOM

4.09m x 3.99m (13'5" x 13'1")  
Appointed with an extensive modern range of base and eye level storage units with ample wood effect laminate worktops and tiled splashbacks. Inset one and a half bowl and drainer stainless steel sink unit with mixer tap. Four ring induction hob with extractor hood over. Integrated dishwasher, eye level Neff

electric twin ovens and microwave. Space for freestanding full height fridge/freezer. Breakfast bar with undercounter Baxi combi- boiler. Tiled flooring. Window to rear elevation.

UTILITY AREA

5.08m x 2.90m (16'8" x 9'6")  
With fitted cupboards and wood effect laminate worktops. Space and plumbing for washing machine. Leads to: -

CONSERVATORY

4.09m x 2.90m (13'5" x 9'6")  
Currently utilised as a further sitting area. Tiled floor. Door to rear garden.

STUDY

6.25m x 2.90m (20'6" x 9'6")  
A spacious reception room with window to front elevation. Could also be utilised as a ground floor bedroom if required.

LOUNGE AREA

5.69m x 4.04m (18'8" x 13'3")  
A bright and airy lounge with picture window to front elevation. Open to: -

DINING AREA

3.99m x 3.99m (13'1" x 13'1")  
A formal dining room with French doors to rear garden.

FIRST FLOOR STAIRS AND LANDING

Spacious landing with built-in airing cupboard with inset shelving.

BEDROOM 1

5.59m x 2.90m (18'4" x 9'6")  
A very well-proportioned double bedroom with window to front elevation. Loft access point. Sliding door leading to: -

EN-SUITE

Appointed with a three-piece suite to include pedestal wash hand basin, low level WC and panelled bath with electric shower unit over and tiled surround. Heated towel rail. Tiled floor and part-tiled walls. Frosted window to side elevation.

BEDROOM 2

4.47m x 4.01m (14'8" x 13'2")  
A double bedroom with built-in wardrobe. Window to front elevation.

BEDROOM 3

3.99m x 3.58m (13'1" x 11'9")  
A double bedroom with window to rear elevation.

BEDROOM 4

4.01m x 2.59m (13'2" x 8'6")  
A double bedroom with fitted wardrobe to one side. Loft access point. Window to front elevation.

BEDROOM 5

3.00m x 2.03m (9'10" x 6'8")  
A single bedroom which could be utilized as a study if required. Window to rear elevation.

FAMILY BATHROOM

Comprising a modern and neutral suite to include panelled bath, walk-in shower cubicle with waterfall showerhead, low level WC and pedestal wash hand basin. Fully tiled walls. Heated towel rail. Frosted window to rear elevation.

GARDENS

To the front is a driveway laid to tarmac, providing parking for two vehicles as well as sizeable area laid to lawn, low level brick wall to boundary as well as plants and shrubs. To the rear is a generous garden affording a sizeable decking area. Steps down lead to a level lawn bordered by a range of attractive plants and shrubs. To one corner of the garden is a patio area providing a further space for dining and entertaining. Fully enclosed by timber fencing and brick wall.

SERVICES

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

