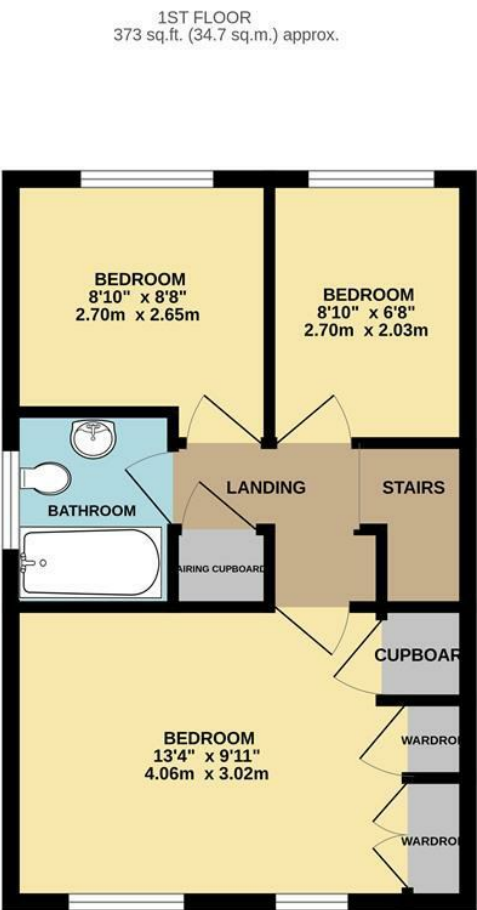
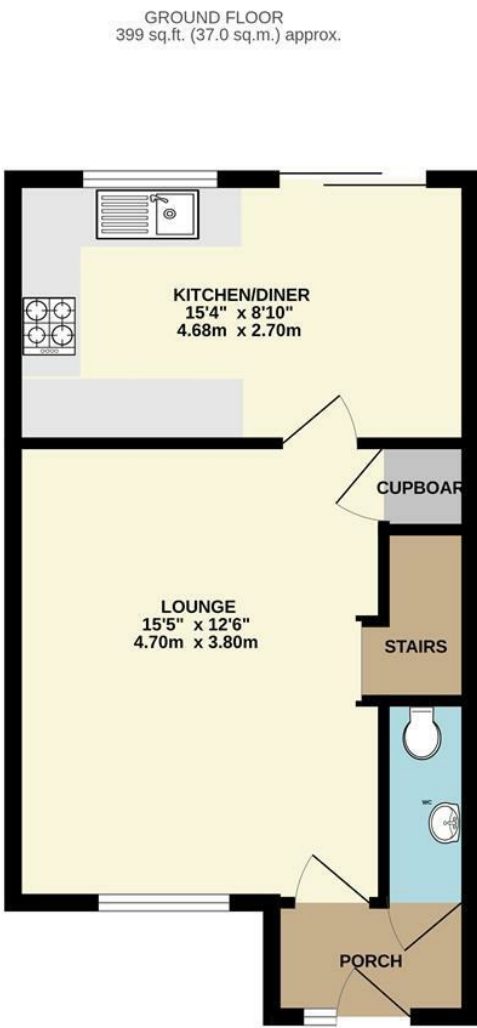


DIRECTIONS

From our Chepstow office proceed up the High Street through the town arch, continuing up Moor Street turning right onto the A48. Proceed along this road where taking the left hand turn opposite The Two Rivers onto Larkfield Park, taking the first right turn where following the numbering the property can be found on your left hand side.

TENURE - FREEHOLD

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



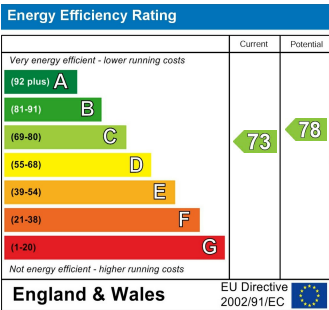
TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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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.



32 LARKFIELD PARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5QY



GUIDE PRICE £320,000

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

Occupying a very pleasant and convenient position on this popular residential development within a quiet cul-de-sac setting, this three-bedroom semi-detached property will no doubt suit a variety of markets and occupies a perfect edge of town location retaining excellent access to the A48 and motorway network.

Offered with the benefit of no onward chain the well-planned living accommodation arranged over two floors briefly comprises to the ground floor: entrance hall, cloakroom/WC, well-proportioned lounge and a fantastic open plan kitchen/dining room with patio door to the rear garden. To first floor are two double bedrooms, a single bedroom as well as a family bathroom. The property further benefits a private driveway providing parking for at least two vehicles, a detached single garage and a low maintenance rear garden.

GROUND FLOOR

ENTRANCE HALL

Accessed via a wooden door with feature stained glass and glazed panel. Tiled floor.

CLOAKROOM/WC

Comprises a neutral suite to include low-level WC and pedestal wash hand basin with tile splashback. Tiled floor.

LOUNGE

4.70m x 3.81m (15'5" x 12'6")

With a large window to the front elevation flooding lots of natural light. Half-turn staircase leads to the first floor landing with useful built-in understairs storage cupboard. Door to:-

KITCHEN/DINING ROOM

4.67m x 2.69m (15'4" x 8'10")

A fantastic open plan space affording a good range of fitted modern wall and base kitchen units with ample marble effect laminate worktop and tile splashback. Inset one bowl and drainer sink unit with mixer tap. A range of integrated appliances to include a four ring gas hob with extractor hood over and electric oven/grill beneath, dishwasher and washing machine. Space for a free standing full height fridge/freezer. The dining area provides plenty of space for dining table and chairs. Feature slate tiled floor throughout. Window to the rear elevation overlooking the gardens and sliding patio door leading out to the rear patio area.

FIRST FLOOR STAIRS AND LANDING

With loft hatch and built-in airing cupboard with inset shelving, housing the immersion heater.

BEDROOM 1

4.06m x 3.02m (13'4" x 9'11")

A very well-proportioned double bedroom benefitting fitted wardrobes and a built-in storage cupboard. Two windows to the front elevation.

BEDROOM 2

2.69m x 2.64m (8'10" x 8'8")

A second good sized double bedroom with a window to the rear elevation with fantastic views towards the Severn Estuary.

BEDROOM 3

2.69m x 2.03m (8'10" x 6'8")

A single bedroom with window to the rear elevation again enjoying outstanding views.

FAMILY BATHROOM

Comprising a neutral suite to include panelled bath with mains fed shower unit over and tile surround, low-level WC and pedestal wash hand basin with mosaic tiled splashback. Heated towel rail. Frosted window to the side elevation. Tiled floor.

OUTSIDE

DETACHED GARAGE

To the side of the property a private tarmac driveway provides off-street parking for at least two vehicles and leads to the detached single garage with manual up and over door.

GARDENS

The front of the property benefits a small low maintenance garden area mainly laid to lawn bordered by hedgerow. The rear garden is of a good size and offers lots of privacy, comprising a good sized paved patio and decking area providing an ideal spot for dining and entertaining. This leads onto a level area laid to lawn bordered by an attractive range of plants and shrubs. Furthermore there is a second paved patio area in the far corner of the property providing a fantastic area to enjoy the sunshine and for further dining and entertaining. The property benefits gated pedestrian access leading out to the single garage and driveway. The rear garden is fully enclosed by timber fencing to all sides.

SERVICES

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

