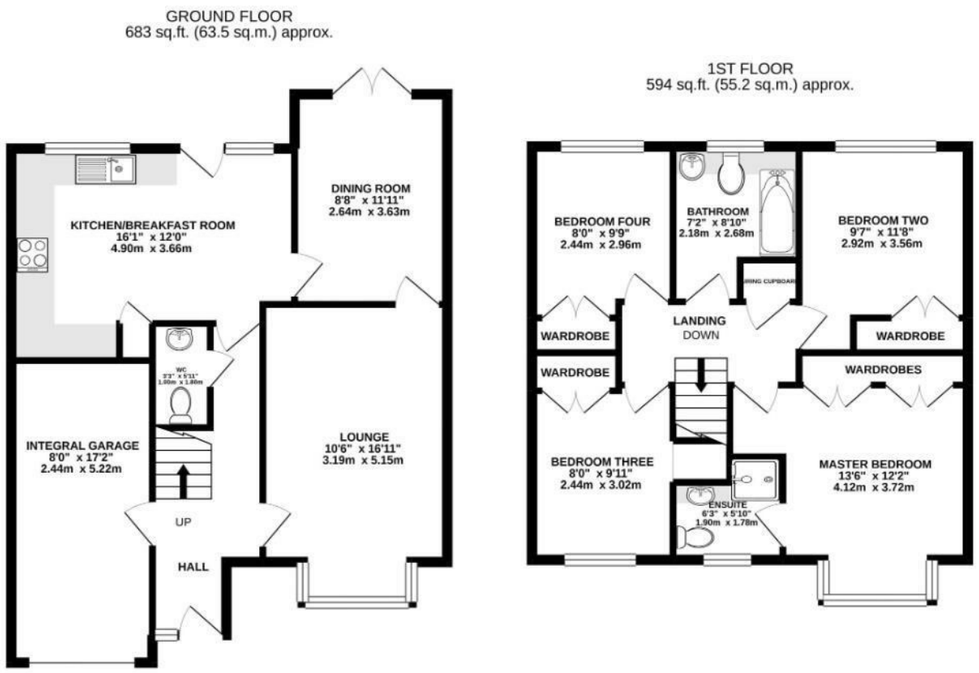
DIRECTIONS

From our Chepstow Office, proceed up Moor Street, turning right onto the A48 to the St. Lawrence roundabout. Take the third exit toward Caldicot, continue along this road to the next roundabout, take the first exit and continue on this road without deviation to the village of Rogiet, proceed through the village turning left towards Severn Tunnel Junction and then right into Barn Owl Road, follow the road to the right, turning left in Woodpecker Close where following the numbering you will find the property at the end of the cul-de-sac.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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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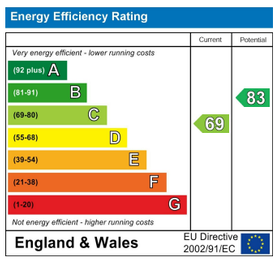
DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.



8 WOODPECKER CLOSE, ROGIET, CALDICOT, MONMOUTHSHIRE, NP26 3UZ

4 2 2 C

GUIDE PRICE £380,000

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

This spacious, detached family house, occupies a pleasant position in a quiet cul-de-sac within the ever-popular village of Rogiet. The property briefly comprises to the ground floor, reception hall, kitchen, sitting room, dining room, cloakroom/WC and access to the integral garage. To the first floor is a principal bedroom with en-suite shower room, three further bedrooms and a modern family bathroom. Outside, the property benefits from a private driveway offering parking for a number of vehicles and a single integrated garage. To the rear is a generous garden laid to lawn.

Being situated in Rogiet a range of facilities are close at hand to include primary school and local shop, with a further abundance of amenities in nearby Caldicot and Chepstow. Severn Tunnel Junction Train Station is within walking distance and Rogiet has easy access to the A48, M4 and M48 motorway networks which bring Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

ENTRANCE HALL
Door with a frosted full length glazed panel leads into the entrance hall with feature panelling and ceramic tiled floor. Courtesy door to the single garage.

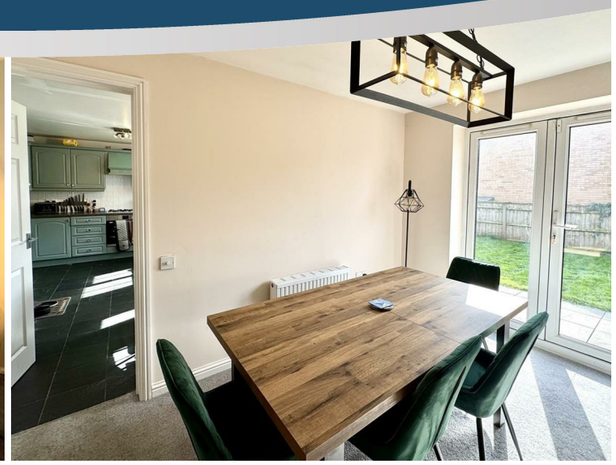
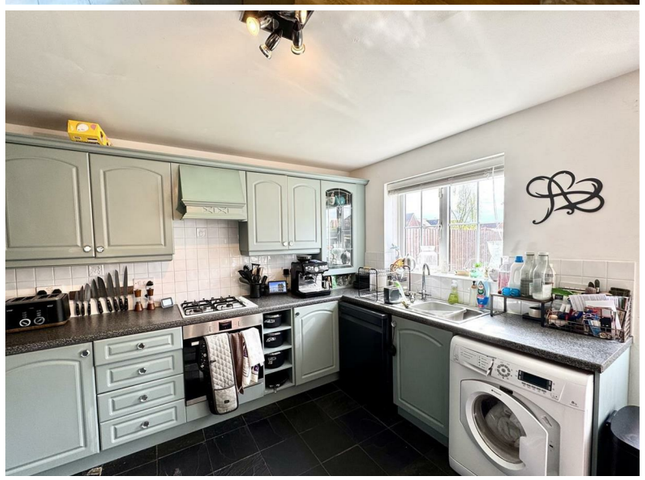
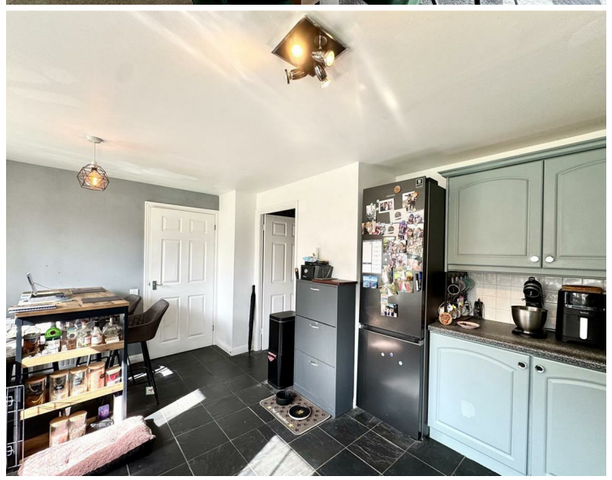
CLOAKROOM/WC
Comprises a wall-mounted wash hand basin with chrome taps and splashback and low-level WC.

SITTING ROOM
3.20m x 5.16m (10'6" x 16'11")
A bay window to front elevation. Wooden effect flooring. Door to:-

DINING ROOM
2.64m x 3.63m (8'8" x 11'11")
French doors to rear elevation. Door to:-

KITCHEN/BREAKFAST ROOM
4.90m x 3.66m (16'1" x 12'0")
A spacious kitchen/breakfast room with a good range of country style eye and base level cupboards with granite effect work surfacing and tiled splashbacks. Inset single bowl stainless steel sink and drainer with mixer tap. Integrated four ring gas hob with concealed extractor over and oven beneath. Space for dishwasher, washing machine and fridge/freezer. Ceramic tiled floor. Two windows to rear elevation and half glazed door leading out to the rear garden.

FIRST FLOOR STAIRS AND LANDING
Airing cupboard and loft access point.

PRINCIPAL BEDROOM
4.11m x 3.71m (13'6" x 12'2")
A good range of built-in wardrobes with mirror fronted doors and bay window to front elevation. Door to:-

EN-SUITE SHOWER ROOM
Comprises a single shower unit with tiled surround, glass shower door with chrome shower attachment, low-level WC and wash hand basin inset to vanity storage unit with brass taps. Frosted window to front elevation.

BEDROOM 2
2.92m x 3.56m (9'7" x 11'8")
A further double bedroom with built-in wardrobes with mirrored doors and wood effect flooring. Window to rear elevation.

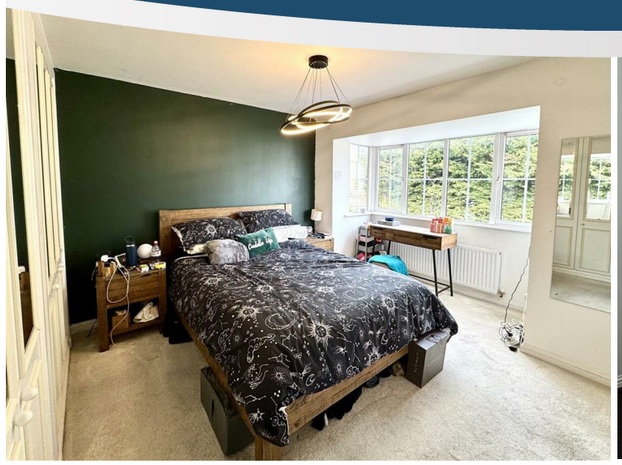
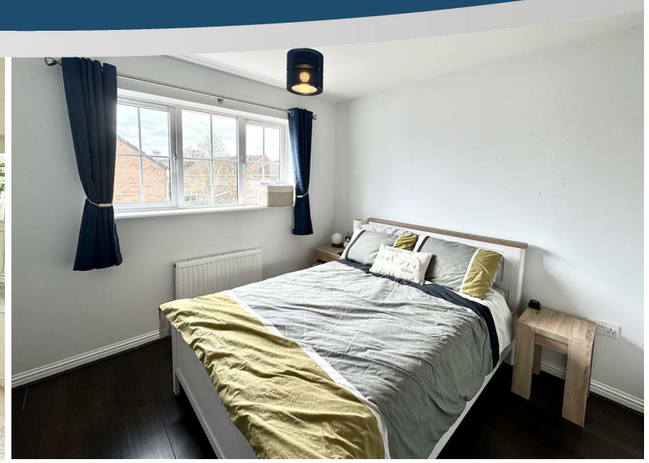
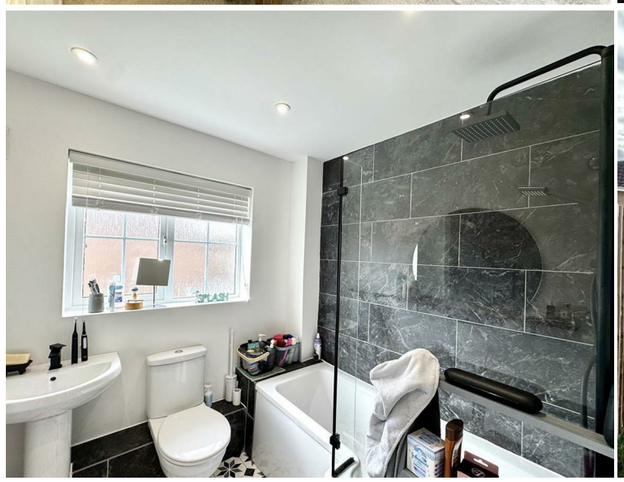
BEDROOM 3
2.44m x 3.02m (8'0" x 9'11")
Another double bedroom with window to front elevation and built-in wardrobes. Currently utilised as a home office.

BEDROOM 4
2.44m x 2.97m (8'0" x 9'9")
Window to rear with built-in wardrobes. Again currently utilised as a study.

FAMILY BATHROOM
Comprises a panelled bath with glass shower screen, matte black shower attachments and rainfall overhead shower with tiled surround, low-level WC and a pedestal wash hand basin with matte black mixer tap. Matte black heated towel rail. Frosted window to rear elevation.

OUTSIDE

GARAGE
2.44m x 5.23m (8'0" x 17'2")
The property is approached by a tarmac driveway providing off road parking for several vehicles which leads to the integral garage, with up and over door, power and lighting connected and courtesy door to entrance hall.

GARDENS
Gated access to both sides of the property leads to the spacious rear garden mainly laid to lawn with patio area.

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