



DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the fourth exit towards Monmouth. Pass through the first set of the traffic lights, drop down the hill, then take the next left. Follow this road through the parkland area into Woolpitch Wood, where following the numbering you will find the property.

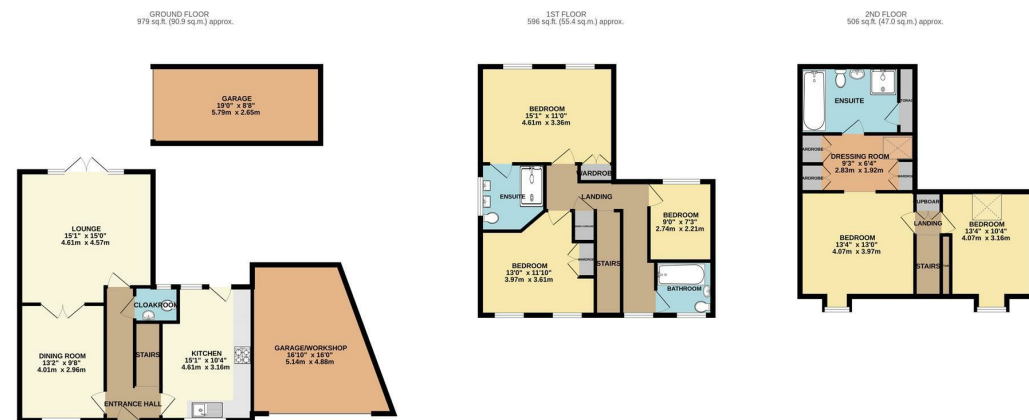
SERVICES

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

Council Tax Band G

TENURE - FREEHOLD

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



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 by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**72 WOOLPITCH WOOD, CHEPSTOW,
MONMOUTHSHIRE, NP16 6DW**

5 3 2 C

£525,000

Sales: 01291 629292
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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.

Offered to the market with the benefit of no onward chain, 72 Woolpitch Wood comprises a substantial, detached five bedroom family home and has been in the same ownership since it was constructed over 20 years ago. The well-planned living accommodation is arranged over three floors and provides fantastic versatility to include entrance hall, lounge, dining room, kitchen/breakfast room and WC/ cloakroom to the ground floor, whilst on the first floor there are two double bedrooms (one with en-suite), a further bedroom/study and the family bathroom. The second floor affords two further double bedrooms including the Principal bedroom with dressing area and en-suite bathroom. Further benefits include a private driveway providing parking for two vehicles, detached single garage as well as separate larger than average single garage and a beautifully presented rear garden.

Woolpitch Wood development is located in a convenient position close to Chepstow's town centre with a range of local facilities to include primary and secondary schools, doctor and dental surgeries, shops and pubs. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

OUTSIDE

The front of the property affords a garden area laid to lawn with pathway and steps leading up to front entrance, bordered by hedgerow with a range of plants and shrubs. The garage has an up and over door. The rear garden is beautifully landscaped and low maintenance, as well as being south facing, there is a sizable paved patio area and area laid to lawn bordered by a range of attractive trees and shrubs. Pedestrian gate to side of the property. Separate detached single car garage at the rear of the property and private driveway, providing parking for two vehicles.

SERVICES

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



SECOND FLOOR STAIRS AND LANDING

Storage cupboard.

BEDROOM 1

4.07m x 3.97m (13'4" x 13'0")

A generous main bedroom with window to front elevation. Archway to dressing area with one Velux window and built-in wardrobes. Door to :-

EN-SUITE

Appointed with a four-piece suite comprising panelled bath, walk-in shower cubicle, low level WC and wash hand basin. Frosted window to rear elevation.

BEDROOM 4

4.07m x 3.16m (13'4" x 10'4")

A double bedroom with double aspect to front and rear elevations.



GROUND FLOOR

ENTRANCE HALL

Stair to first floor. Useful understairs storage area. Wood effect flooring. Doors to all ground floor rooms.

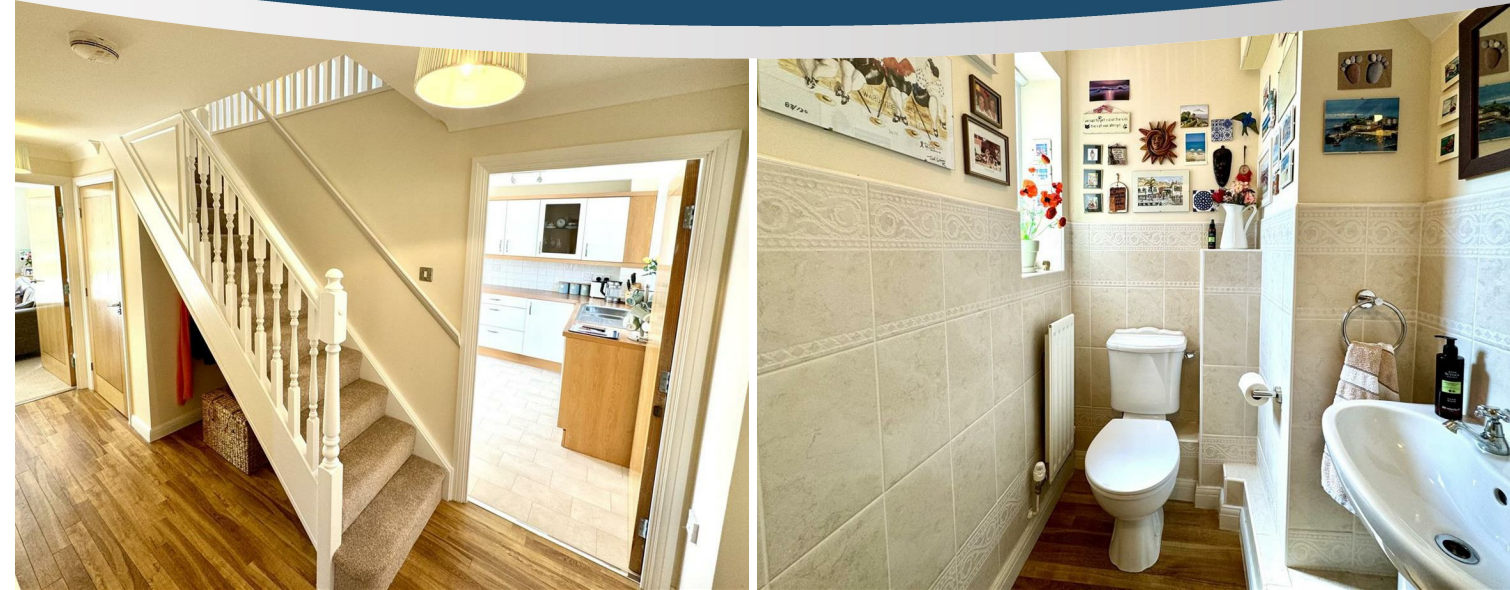
GROUND FLOOR CLOAKROOM/WC

With low level WC and wash hand basin. Part tiled walls.

KITCHEN/BREAKFAST ROOM

4.61m x 3.16m (15'1" x 10'4")

Appointed with a range of base and eye level storage units with wood effect work surfacing over and tiled splash backs. Inset one and a half bowl and drainer stainless steel sink unit. Freestanding Range cooker. Integrated washing machine, dishwasher and fridge/freezer. Space for breakfast table. Door leading to rear garden and window to front elevation.



DINING ROOM**4.01m x 2.96m (13'1" x 9'8")**

Window to front elevation and double doors leading to :-

LOUNGE**4.61m x 4.57m (15'1" x 14'11")**

A generous reception room affording a double aspect with patio doors leading to rear garden. Feature fireplace with marble hearth.

FIRST FLOOR STAIRS AND LANDING

Airing cupboard. Window to front elevation.

BEDROOM 2**3.97m x 3.61m (13'0" x 11'10")**

A generous double bedroom with two windows to rear elevation. Built-in wardrobe. Door to :-

EN-SUITE SHOWER ROOM

Comprising double width walk-in shower cubicle with glass shower screen, low level WC and pedestal wash hand basin. Frosted window to side elevation.

BEDROOM 3**4.61m x 3.36m (15'1" x 11'0")**

Another double bedroom with two windows to front elevation. Built-in wardrobe.

BEDROOM 5/STUDY**2.74m x 2.21m (8'11" x 7'3")**

An ideal single bedroom or indeed a home office with window to rear elevation.

FAMILY BATHROOM

Appointed with a three-piece suite comprising bath with shower over, low level WC and wash hand basin. Frosted window to front elevation.

