



DIRECTIONS

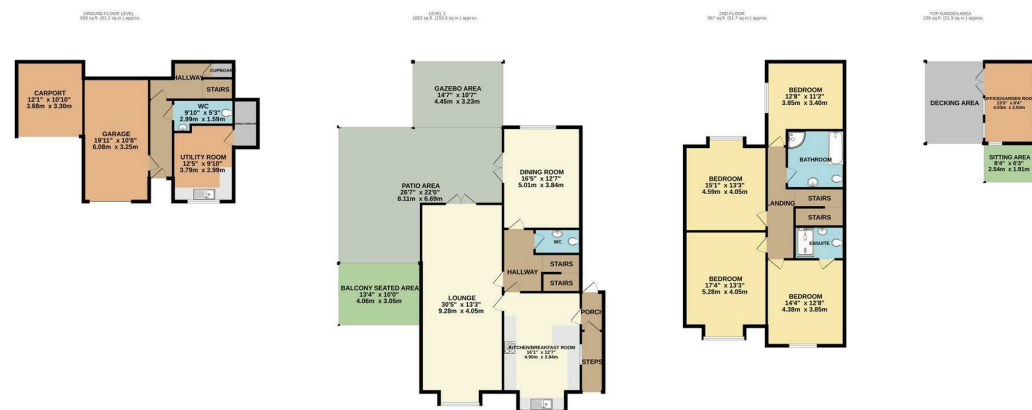
From our Chepstow office proceed along Welsh Street taking a left hand turn into St. Kingsmark Avenue, then take the first turning left into Deans Hill and then the first turning right into Meadow Walk, where following the numbering you will find the property on your left hand side.

SERVICES

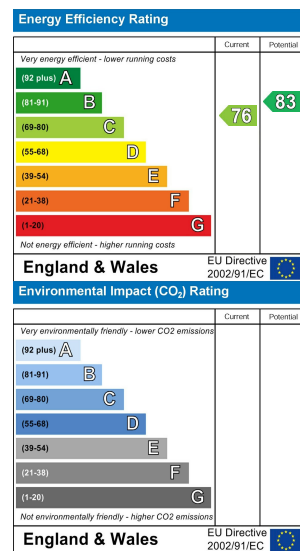
All mains services are connected, to include mains gas central heating.
Council Tax Band G

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 3534 sq.ft. (326.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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**17 MEADOW WALK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5AU**



£675,000

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

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.

Occupying an elevated position within this desirable part of Chepstow town, affording fantastic far-reaching views towards the Severn Estuary and within easy walking distance of an extensive range of amenities and schools. 17 Meadow Walk comprises a substantial, detached family home offering fantastic versatile living accommodation arranged over three floors. The layout briefly comprises to the lower ground floor; entrance hall, utility, WC/cloakroom and rear hall, whilst the upper ground floor offers kitchen/breakfast room, sizeable lounge, dining room and WC/cloakroom. To the first floor there are four generous double bedrooms (Principal with en-suite) as well as a four-piece family bathroom. Further benefits include an integral garage, private driveway and a landscaped garden with summerhouse and side terrace enjoying beautiful panoramic views. The property would suit a variety of markets given its excellent accommodation and has the potential to cater for multi-generational living needs by utilising the lower ground floor as annexe accommodation, if required.

Being situated in Chepstow, a range of local facilities are close at hand to include primary and secondary schools, shops, pubs and restaurants as well as health care surgeries. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

LOWER GROUND FLOOR

ENTRANCE HALL

Door to front elevation. Tiled flooring. Doors to all lower ground floor rooms and integral double garage.

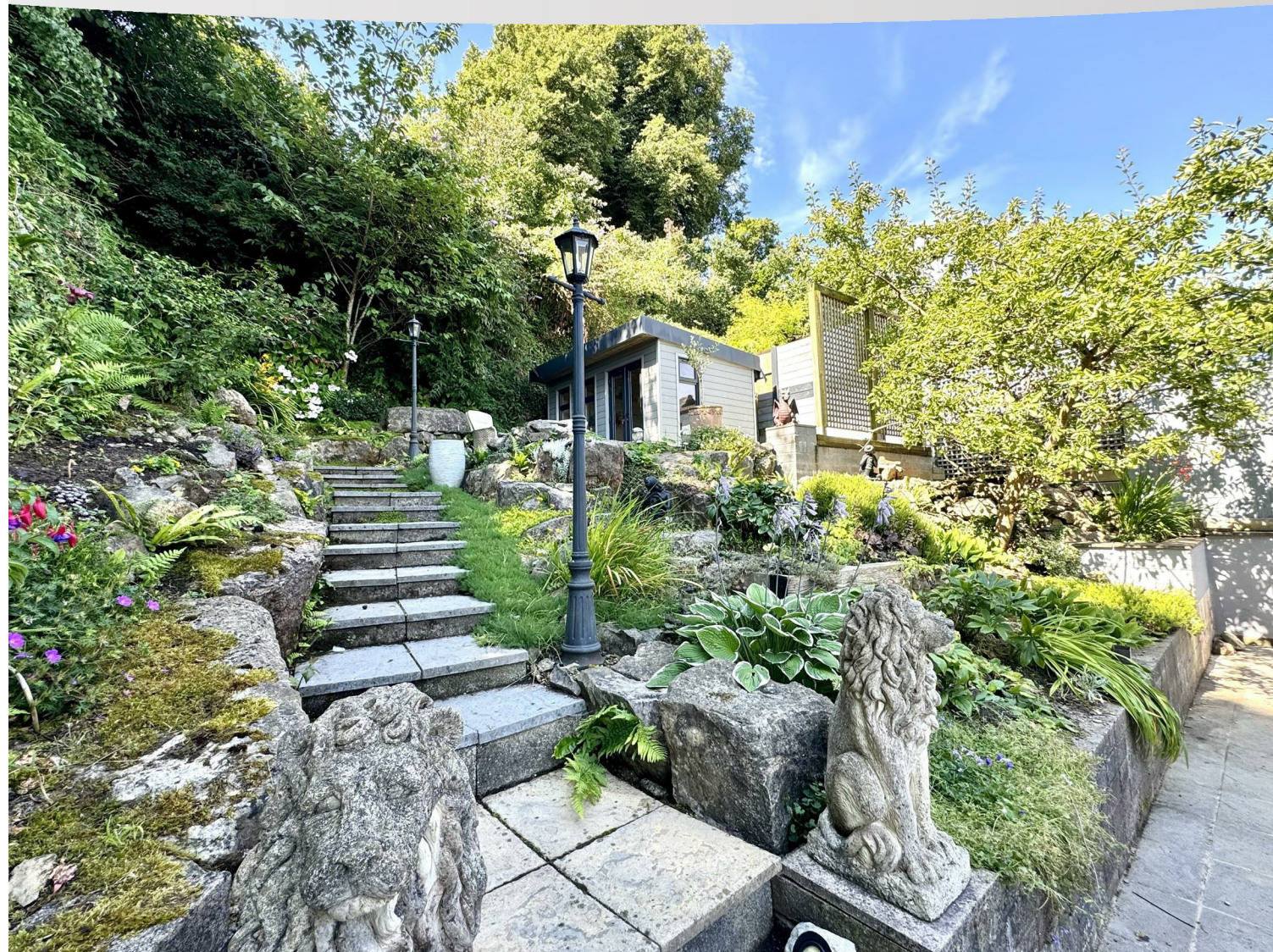
OUTSIDE

GARDENS

To the front is an extensive block paved driveway providing parking for up to four vehicles and leading to garage with up and over door. Access to entrance to lower ground floor and upper ground floor of the property. Small rockery area. To the rear is a sizeable, paved patio area providing an excellent space for dining and entertaining with outdoor lighting. Access to a further side terrace with glass balustrade, a fantastic space to sit and relax whilst enjoying the front aspect views across Chepstow's town and toward the Severn Estuary. Bordered by a range of mature plants, shrubs and hedgerow creating a very private and secluded spot. Steps lead up to a further garden area with an attractive mature rockery and a further terrace area with feature pond, providing further space for seating and entertaining. Area laid to artificial lawn with trellising and creating a fantastic courtyard feel. Summer house with electric connected, double glazing and providing a great home office or seating area.

SERVICES

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



BEDROOM 3

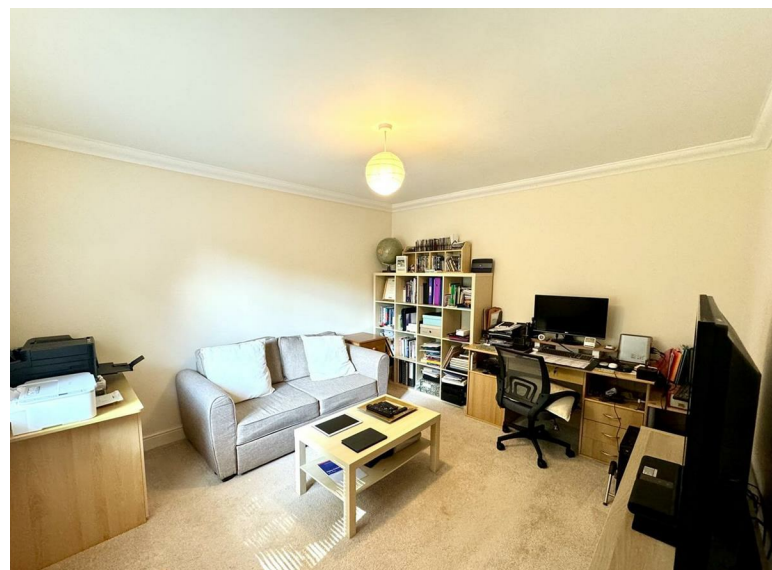
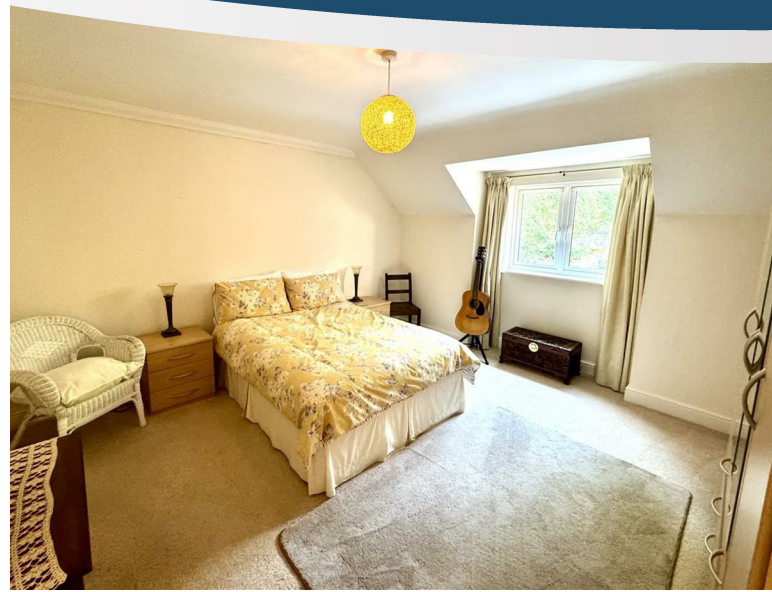
A double bedroom with window to rear elevation overlooking the garden. Loft access point.

BEDROOM 4

A double bedroom currently utilised as a snug/home office with window to the side elevation looking into the rear garden.

FAMILY BATHROOM

A very good size bathroom comprising a four-piece modern suite to include corner walk-in shower cubicle with mains fed shower over, panelled bath, low level WC and pedestal wash hand basin. Heated towel rail. Part-tiled walls and tiled flooring.



UTILITY ROOM

With fitted base units with work surfacing over. Inset one bowl and drainer stainless steel sink unit. Space for white goods. Window to front elevation. Cupboard housing Gloworm gas boiler and providing storage space.

CLOAKROOM/WC

Appointed with a two-piece suite to include wall mounted wash hand basin with mixer tap and tiled splashback and low level WC. Tiled flooring.

INNER LOBBY

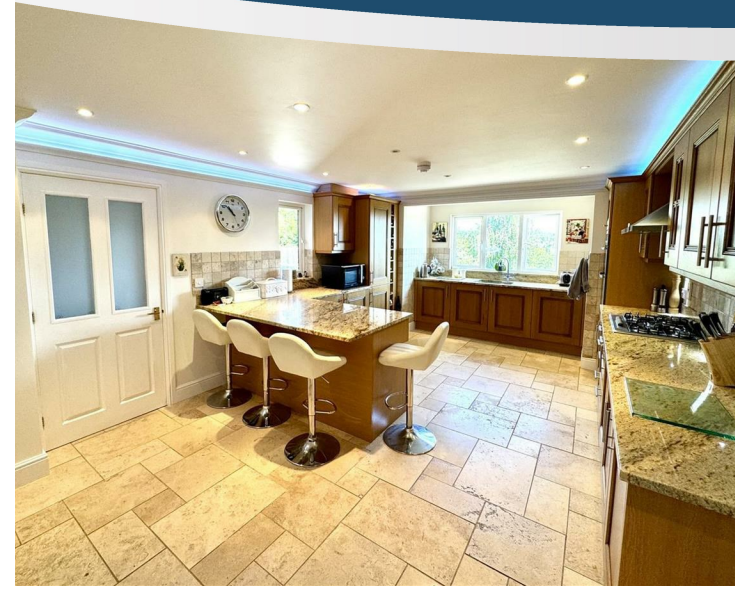
With cloaks and boots area. Useful understairs storage. Half-turn staircase leading up to the upper ground floor.

UPPER GROUND FLOOR

Landing area providing access to all upper ground floor rooms. Half-turn staircase leading to the first floor.

KITCHEN/BREAKFAST ROOM

Appointed with an extensive range of fitted base and eye level storage units with granite worktops over. Tiled splashbacks. Inset one bowl and drainer sink unit. Integrated appliances to include eye level NEFF electric oven/grill, five ring NEFF gas hob with extractor over, fridge/freezer and dishwasher. Sizeable breakfast area providing excellent space for eating and entertaining. Tiled flooring. Window to front elevation enjoying fantastic far reaching views.



INNER HALL

Giving access to the front and rear of the property.

LOUNGE

A fantastic sized room enjoying a feature marble fireplace with inset electric fire. Window to the front elevation enjoying far reaching views across Chepstow, Severn Estuary and beyond. French doors leading to the rear patio area. The room has versatile use, could be utilised as a lounge/diner but currently with two seating areas.

FORMAL DINING ROOM

Comprising a very well proportioned reception room with window to rear elevation overlooking the garden. Wood flooring. French doors leading to the rear patio area.

CLOAKROOM/WC

Comprising a modern suite to include pedestal wash hand basin with tiled splashback and low level WC. Tiled flooring.

FIRST FLOOR STAIRS AND LANDING

Providing access to all first-floor rooms.



PRINCIPAL BEDROOM

A very generous bedroom with window to front elevation enjoying fantastic views across Chepstow town and towards the Severn Estuary. Door to :-

EN-SUITE SHOWER ROOM

Comprising a modern contemporary suite to include double width walk-in shower cubicle with mains fed shower over, pedestal wash hand basin and low level WC. Heated towel rail. Part-tiled walls and tiled flooring.

BEDROOM 2

A double bedroom with window to front elevation, once again enjoying far reaching views.

