



DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto the A48. Proceed to the St. Lawrence roundabout taking the fourth exit onto St. Lawrence Road where after 50 yards you will see the turning for St Lawrence Close on the right hand side. Proceed down this driveway where the property is at the end of the drive on the left hand side.

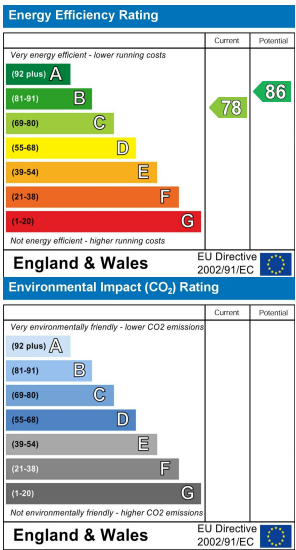
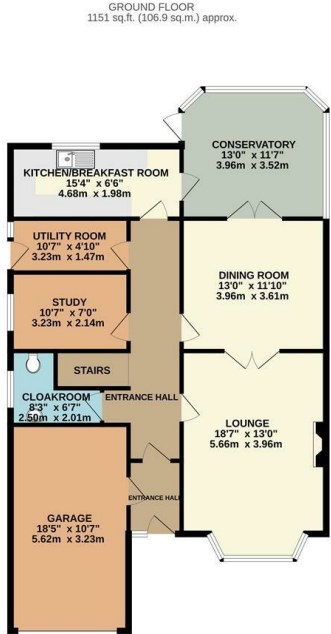
SERVICES

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: 1998 sq.ft. (185.6 sq.m.) approx.  
While 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 operation 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.



LARKRISE, ST. LAWRENCE CLOSE, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5FD

4 2 3 C

£600,000

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



Offered to the market with the benefit of no onward chain, Larkrise comprises a substantial family home situated in a private setting of just three properties, retaining excellent convenient access to local schools and amenities as well as the Motorway network. The well-planned and versatile living accommodation briefly comprises entrance porch through to reception hall, lounge, dining room, kitchen/breakfast room, conservatory, utility room, study, WC/cloakroom, whilst to the first floor there are four bedrooms (Principal with en-suite) as well as a stunning four-piece family bathroom. Further benefits include an extensive driveway to the front, integral garage and a beautifully landscaped, private rear garden. There is also fantastic potential to create multi-generational living by utilising the integral garage, study and WC/cloakroom depending on requirements. All internal doors have been replaced with solid oak doors. All three properties have key access to a private park area.

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

## OUTSIDE

To the front is a private driveway serving the three executive properties, which in turn leads to Larkrise's private extensive driveway, laid to tarmac and also a blocked paved area, providing plenty of off-street parking for up to six vehicles and leading to the garage. The garden area is laid to stones with a range of plants and shrubs, having gated pedestrian side access to both sides of the property. To the rear is a private and low maintenance garden with a paved patio area providing an ideal space for dining and entertaining, leading to a level area laid to lawn. Further area laid to stones at one corner providing an ideal space for further seating. To all boundaries is an attractive retaining stone wall with a range of plants, trees and shrubs. Fully enclosed by timber fencing and laurel hedging.

## SERVICES

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





### BEDROOM 3

**4.27m x 2.77m (14'0" x 9'1")**

A double bedroom with built-in wardrobe with hanging rail and shelving. Window to rear elevation again enjoying garden views.

### BEDROOM 4

**2.46m x 2.16m (8'0" x 7'1")**

Would make an ideal single bedroom or indeed a home office. Window to front elevation.

### FAMILY BATHROOM

Comprising a four-piece suite to include jacuzzi bath with mixer tap and handheld shower attachment, walk-in wet room style shower area with glass shower screen, mains fed over head water fall shower and separate handheld shower attachment, low level WC and wall mounted wash hand basin with mixer tap. Heated towel rail. Fully tiled walls and flooring. Frosted window to front elevation.



### GROUND FLOOR

#### ENTRANCE PORCH

uPVC entrance door with full height glazed panel leading into the entrance porch with cloaks area. Door to :-

#### INTEGRAL GARAGE

A large single car garage with up and over electric door, housing the Worcester gas boiler. Range of fitted wall units and worktop. Inset sink and drainer with tiled splashbacks. Space for freezer and washing machine.

#### ENTRANCE HALL

A welcoming and sizeable reception hall. Stairs to first floor. Doors to all ground floor rooms.

#### WC/CLOAKROOM

Comprising wash hand basin inset to vanity unit and low level WC. Tiled flooring. Frosted window to side elevation. Useful understairs storage area.

#### STUDY

**3m x 2.29m (9'10" x 7'6")**

A good size home office with window to side elevation. Depending on requirements could be utilised as a fifth ground floor bedroom.





#### UTILITY ROOM

An excellent space for a range of white goods and door leading to the side of the property. Tiled flooring.

#### KITCHEN/BREAKFAST ROOM

**4.95m x 2.72m (16'2" x 8'11")**

Comprises an extensive range of contemporary base and eye level storage units with granite work tops over and splashbacks. Inset one bowl and drainer sink unit with mixer tap. Integrated five ring Bosch gas hob with extractor over, eye level double oven/grill and separate microwave and dishwasher. Space for breakfast table and chairs. Window to the rear elevation, enjoying views over the private gardens. Door to :-

#### CONSERVATORY

**3.40m x 3.23m (11'1" x 10'7")**

Provides an additional reception area with tiled flooring. Low level brick foundation, uPVC double glazing and door to rear garden. Patio doors to:-

#### FORMAL DINING AREA

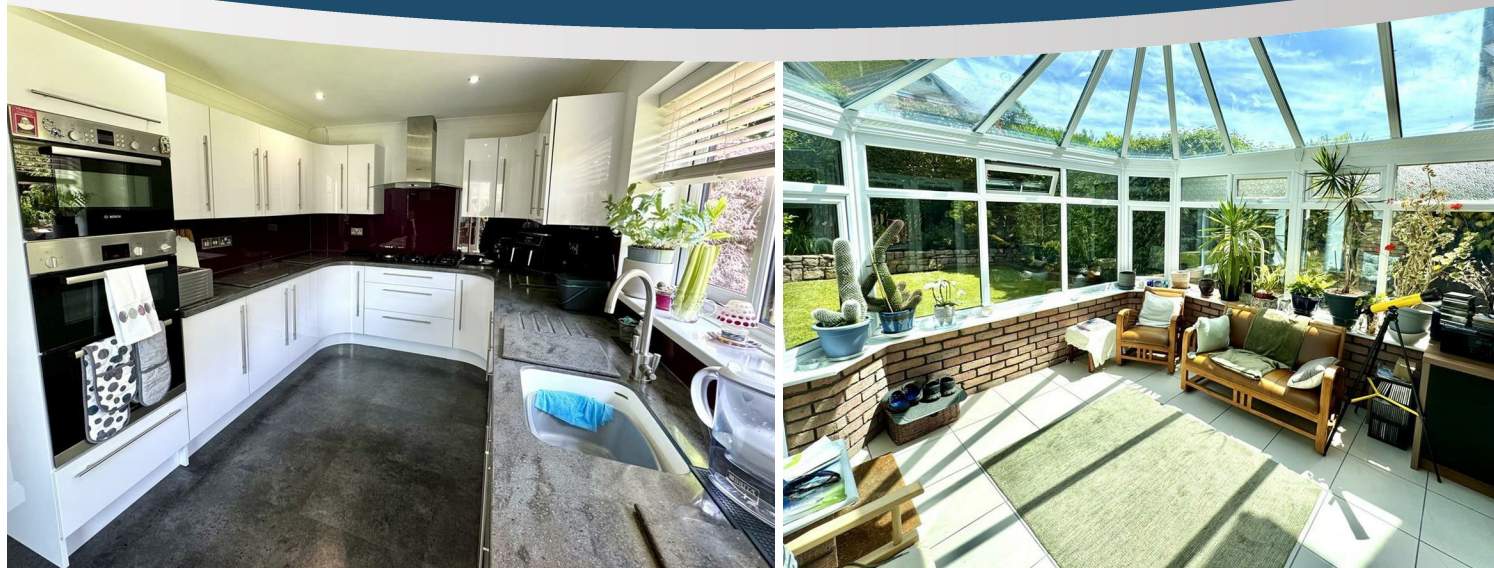
**3.96m x 3.61m (12'11" x 11'10")**

A good size reception room. Double doors to:-

#### LOUNGE

**6.38m x 3.96m (20'11" x 12'11")**

A generous reception room affording a feature bay window to the front elevation. Fireplace with inset gas fire with attractive Bath stone surround.



#### FIRST FLOOR STAIRS AND LANDING

A spacious galleried landing with window to side elevation. Attractive solid wood banister with glass panelling. Airing cupboard with shelving, housing Worcester tank. Loft access point and doors to all first floor rooms.

#### PRINCIPAL BEDROOM

**3.94m x 3.81m (12'11" x 12'5")**

A very generous double bedroom with window to front elevation affording open views. Walk-in wardrobe. Door to :-

#### EN-SUITE SHOWER ROOM

Comprising a modern suite to include corner shower cubicle with mains fed shower over, low level WC and wall mounted wash hand basin inset to vanity unit with mixer tap. Heated towel rail. Frosted window to side elevation and fully tiled walls and flooring.

#### BEDROOM 2

**4.24m x 3.61m (13'10" x 11'10")**

Again, a very generous double bedroom with window to rear elevation enjoying views over the gardens. Built-in wardrobe with hanging rail and shelving.

