



DIRECTIONS

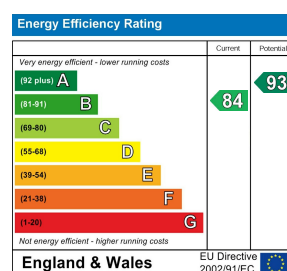
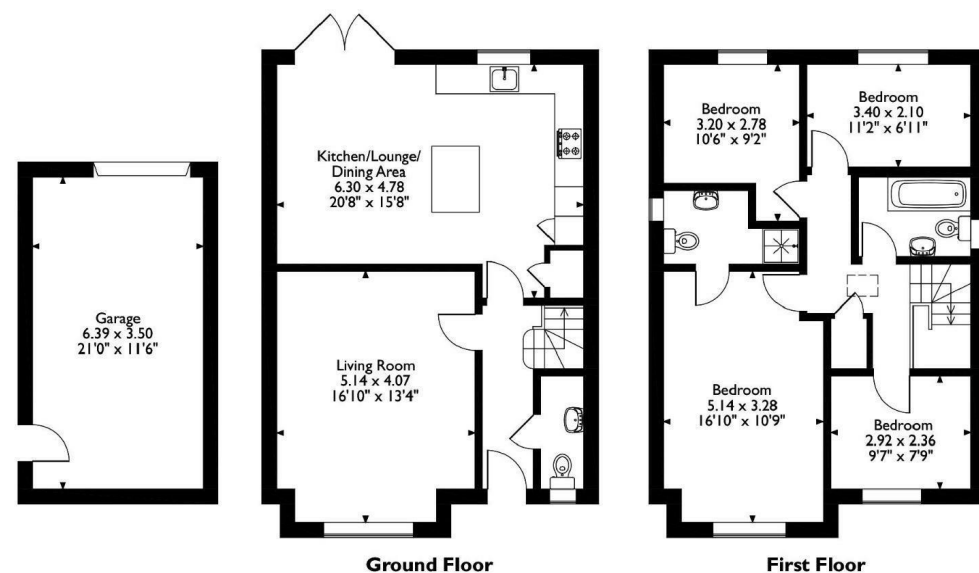
From our Chepstow office proceed up Moor Street, turning right on to the A48. Continue along this road without deviation to the roundabout taking the third exit continuing on the A48 to the next roundabout and then take the first exit heading towards Caldicot. At the following roundabout go straight over, in the direction of Magor. Continue on this road turning left opposite the Major petrol station onto Chestnut Rise. Follow the road along until you reach Cherry Close on the left, turn into the cul-de-sac where you will find the property on the right hand side.

SERVICES

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

TENURE - FREEHOLD

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



**9 CHERRY CLOSE, ROGIET, CALDICOT,
MONMOUTHSHIRE, NP26 3SQ**

 **4**  **2**  **2**  **B**

£409,950

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.

Cherry Close is a beautifully presented detached modern home, built as an energy efficiency home with an EPC rating of B, located in a quiet cul-de-sac in this sought after development in the village of Rogiet. The property briefly comprises, to the ground floor, reception hall giving access to the sitting room, spacious open plan kitchen/dining/family room and WC. To the first floor are four bedrooms, one with en-suite facilities and a modern family bathroom. Outside, to the front the property benefits from off-road parking for several vehicles on a private driveway leading to the single garage. Gated access to the private enclosed level rear garden with artificial lawn and patio area.

Being situated in Rogiet, a range of facilities are close at hand to include primary school, with a further abundance of amenities in nearby Caldicot and Chepstow. The 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

Composite door to the front elevation. Wood effect flooring. Stairs to first floor.

GROUND FLOOR WC

Frosted window to front elevation. Low level WC and wall mounted wash hand basin with storage and mixer tap. Chrome heated towel rail. Wall mounted Worcester combi boiler. Part-tiled walls.

SITTING ROOM

5.14m x 4.07m (16'10" x 13'4")

A spacious and light reception room with window to front elevation.

KITCHEN/DINER/FAMILY ROOM

6.30m x 4.78m (20'8" x 15'8")

An open plan spacious kitchen/diner/family room with window and patio door to rear garden. Appointed with a range of base and eye level storage units with ample work surfacing over and a kitchen island. Inset one and a half bowl and drainer stainless steel sink unit with chrome mixer tap. Subway style splashbacks.

Fitted appliances include eye level oven and microwave, fridge/freezer, washing machine and four ring gas hob with glass and stainless steel extractor hood over. Wood effect flooring.

FIRST FLOOR STAIRS AND LANDING

Loft access point. Handy spacious storage cupboard.

BEDROOM 1

5.14m x 3.28m (16'10" x 10'9")

A very generous principal bedroom with window to front elevation. Door to:-

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include low level WC, wash hand basin with chrome mixer tap inset to vanity storage unit and a shower cubicle with rainfall shower over. Chrome heated towel rail. Frosted window to side elevation. Ceramic tiled floor and part-tiled walls.

BEDROOM 2

3.20m x 2.78m (10'5" x 9'1")

A double bedroom with window to rear.

BEDROOM 3

3.40m x 2.10m (11'1" x 6'10")

A double bedroom with window to rear.

BEDROOM 4

2.92m x 2.36m (9'6" x 7'8")

A single bedroom with window to front.

FAMILY BATHROOM

Appointed with a three-piece suite to include panelled bath with shower over and glass shower screen, low level WC and wash hand basin inset to vanity unit with mixer tap. Chrome heated towel rail. Ceramic tiled flooring and part-tiled walls. Frosted window to side elevation.

OUTSIDE

GARAGE

6.39m x 3.50m (20'11" x 11'5")

A single car garage with up and over door and pedestrian door to rear garden.

GARDENS

To the front is a block paved driveway with parking for several vehicles leading to the garage. The garden area is laid to slate chippings. To the rear is a level garden laid to patio and artificial grass. Side access gate.

SERVICES

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

