



DIRECTIONS

From our Chepstow office proceed along the M48 towards Newport merging onto the M4. Take the first exit for Magor and at the roundabout take the first exit and then the next left. At the next roundabout head right towards Magor. Proceed along this road turning left into Manor Chase, then left into St Mellons Court and right onto Badgers Walk, where following the number you will find the property on the left.

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 BADGERS WALK, UNDY, CALDICOT, MONMOUTHSHIRE, NP26 3PS

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£420,000

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.

This well-appointed, detached family home has recently been renovated to a high standard and viewing is highly recommended. Badgers Walk is located within a popular residential location close to the local village. The property offers to the ground floor, entrance porch and reception hall leading to living room modern kitchen/diner, utility room and ground floor WC. To the first floor are four bedrooms, the main with en-suite shower room as well as separate family bathroom. Outside the property is approached via lawned front garden with steps leading to front entrance door. Also to the side of the property is off-road parking for two vehicles and access to the double garage as well as gated access leading to the rear garden. The generous rear gardens offer paved seating area with lawned garden and low maintenance borders, there is also a handy pedestrian door giving access to the garage from the garden.

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

GROUND FLOOR

ENTRANCE PORCH

With double doors and windows to front elevation. Ceramic tiled floor. Leads into :-

RECEPTION HALL

With stairs to first floor.

SITTING ROOM

3.29m x 6.10m (10'9" x 20'0")

A spacious and light reception room with window to front elevation and patio doors to rear garden. Feature fireplace with marble hearth, solid oak surround and inset electric fire.

KITCHEN/DINING ROOM

6.1m x 3.3m overall (20'0" x 10'9" overall)

Appointed with a modern range of base and eye level storage units with ample work surfacing over and tiled subway style splashbacks. Inset one bowl and drainer stainless steel sink unit with mixer tap. Built-in appliances to include eye level microwave/grill, oven, fridge/freezer and dishwasher and four ring induction hob with extractor hood over and glass splashback. Window to front and rear elevations. Understairs storage cupboard. Ceramic tiled flooring.

UTILITY ROOM

Comprising storage unit with work surfacing over. Handy storage cupboard. Space for washing machine and fridge/freezer. Half glazed frosted door to rear elevation.

GROUND FLOOR WC

Comprising a two piece suite to include low level WC and wall mounted wash hand basin with chrome tap.

FIRST FLOOR STAIRS AND LANDING

Loft access point to boarded loft with pull down ladder and light. Airing cupboard.

BEDROOM 1

3.66m x 3.32m (12'0" x 10'10")

A spacious double bedroom with built-in wardrobes. Window to front elevation. Door to :-

EN-SUITE SHOWER ROOM

Appointed with a three piece suite to include wash hand basin with chrome mixer tap inset to vanity storage unit with mirrored storage above and tiled splashbacks, single shower unit with electric shower and tiled surround and low-level WC. Wood effect flooring. Frosted window to front elevation.

BEDROOM 2

2.50m x 3.68m (8'2" x 12'0")

A double bedroom with window to front elevation.

BEDROOM 3

2.49m x 2.37m (8'2" x 7'9")

A double bedroom. Window to rear elevation with far reaching views towards the River Severn and beyond.

BEDROOM 4

2.42m x 2.38m (7'11" x 7'9")

A single bedroom with window to rear elevation with far reaching views.

FAMILY BATHROOM

A modern family bathroom appointed with panelled bath with chrome mixer tap, chrome shower attachment and glass shower screen, low level WC and wash hand basin with chrome mixer tap inset to vanity storage. Part-tiled walls and wood effect flooring. Frosted window to rear elevation.

OUTSIDE

To the front there is a private driveway offering parking for two vehicles and leading to a double garage with pedestrian door at the rear leading to the rear garden. Steps lead down to the entrance porch. There is also a lawned area with low maintenance borders. To the rear is a pretty and spacious private level garden mainly laid to lawn with low maintenance gravelled chipped borders with hedging along with mature shrubs as well as spacious patio area. The garden benefits views towards the River Severn and has access to the side of the property via the gate which takes us to the front driveway.

SERVICES

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

