



DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the third exit. Continue along this road taking the first turning on the right into Mounton Road and then first right into Mounton Drive, bear left and carry straight on into Badgers Dene, where you will find this property in the bottom righthand corner.

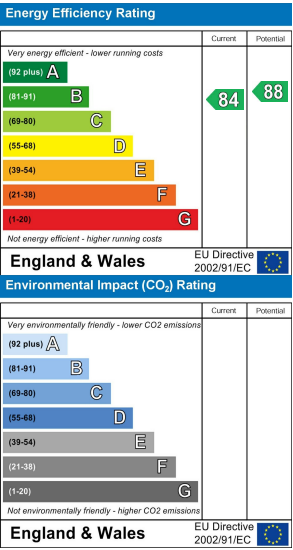
SERVICES

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

Council Tax Band H.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA : 2638 sq.ft. (245.0 sq.m.) approx.
Whilst 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 operability 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.



5 BADGERS DENE, CHEPSTOW, MONMOUTHSHIRE, NP16 5FB

5 3 3 B

£695,000

Sales: 01291 629292
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This spacious detached family house offers comfortable five bedroom accommodation presented to a very high standard throughout and located within this sort-after small and exclusive cul-de-sac, known as Badgers Dene. Located within walking distance of Chepstow town centre with its attendant range of facilities and also conveniently at hand for the M48 motorway link at Chepstow Severn Bridge, with good speed rail links found at nearby Bristol Parkway.

Chepstow is also located on the periphery of the world-famous Wye Valley, an area of designated natural beauty.

The accommodation offers spacious entrance hall, drawing room, study, attractive kitchen open plan to dining room along with conservatory, all presented to a high standard with utility and cloakroom/WC to the ground floor. To the first floor is a spacious principal bedroom with its own dressing area and en-suite shower room, additional guest bedroom with en-suite shower room and three further bedrooms with family shower room.

The property stands in private mature gardens, offering excellent privacy and benefits from ample parking and double garage.

GROUND FLOOR

ENTRANCE HALL

A spacious entrance hall with stairs to first floor. Storage cupboard. Double doors to: -

LIVING ROOM

6.88m x 3.61m (22'7" x 11'10")

An attractive principal reception room with bay window to front elevation and French doors to rear garden. Feature fireplace with living flame gas fire.



OUTSIDE

GARAGE

5.56m x 5.54m (18'3" x 18'2")

A private driveway offering extensive parking, leads to an integral double garage with electric up and over door, power and light and courtesy door to the rear.

GARDENS

The property stands in an attractive and mature plot with pleasant side garden with seating area and borders. The rear garden itself is principally laid to lawn with mature borders offering a very good degree of privacy and benefiting from south-westerly aspect.

SERVICES

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



BEDROOM FIVE
3.61m x 2.82m (11'10" x 9'3")
With window to rear elevation.

FAMILY SHOWER ROOM
Formally a bathroom, which could be reinstated if required, currently offering large step-in shower, low level WC and pedestal wash hand basin. Part -tiled walls. Window to side.

STUDY
2.90m x 2.57m (9'6" x 8'5")
With window to rear elevation.

CLOAKROOM/WC
With low level WC and pedestal wash hand basin with taps and tiled splashback. Window to rear elevation.

KITCHEN/FAMILY/DINING ROOM

KITCHEN AREA
5.08m x 2.72m (16'8" x 8'11")
Approached via double doors from the hallway, a very well appointed and updated family kitchen with an excellent range of base and eye level storage units with ample granite work surfacing and breakfast bar. Twin bowl sink unit with mixer tap. Built-in appliances to include five ring gas hob with extractor hood over, eye level double oven, microwave and dishwasher along with fridge/freezer. Under floor heating. Windows to side elevation. To the rear of the kitchen is an archway to: -

PANTRY
Additional kitchen preparation area with full height fridge/freezer and a range of storage units. Window to side elevation. Underfloor heating. Leading off is: -

UTILITY ROOM
2.59m x 2.16m (8'6" x 7'1")
With wall-mounted gas fired boiler, washing machine and tumble dryer. One and half bowl and drainer sink unit with mixer tap. Door to side elevation.



DINING AREA
5.08m x 3.00m (16'8" x 9'10")

The kitchen is open plan to a pleasant formal dining area with window to side. Leading to: -

CONSERVATORY
3.91m x 2.51m (12'10" x 8'3")

An attractive conservatory with views over the garden and doors to the sun terrace.

FIRST FLOOR STAIRS AND LANDING

A spacious landing benefitting from window to front elevation, along with large airing cupboard.

PRINCIPAL BEDROOM
4.42m x 3.99m (14'6" x 13'1")

Approached via a lobby area benefitting from an extensive range of built-in wardrobes, is a very spacious and well-presented main bedroom with window to side elevation offering views towards the Lower Wye Valley. Storage to eaves.

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include step-in shower, low level WC and pedestal wash hand basin with taps. Heated towel rail. Velux rooflight.

BEDROOM TWO
4.17m x 2.82m (13'8" x 9'3")

A double bedroom with two windows to rear elevation.

EN-SUITE SHOWER ROOM

Comprising a three-piece suite to include step-in shower, low level WC and pedestal wash hand basin with taps. Frosted window to side elevation. Part-tiled walls.

BEDROOM THREE
3.76m x 2.57m (12'4" x 8'5")

A double bedroom with window to rear elevation.

BEDROOM FOUR
3.61m x 3.40m (11'10" x 11'2")

A double bedroom with window to front elevation. Built-in mirrored wardrobes.

