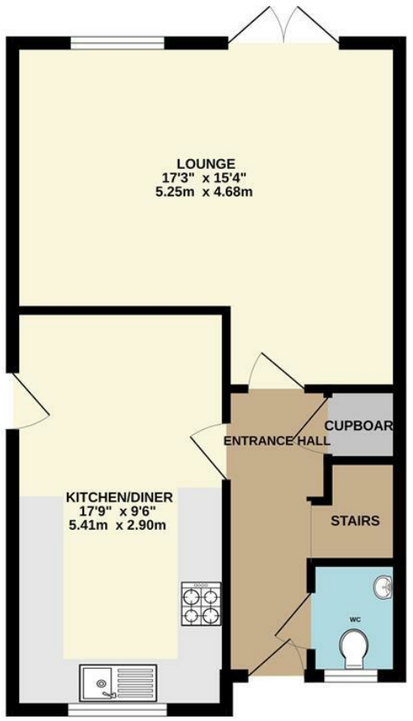
## DIRECTIONS

From our Chepstow office proceed up the High Street through the town Arch, turning right onto Welsh street. Proceed along Welsh street, taking the third left turn onto Kingsmark Lane. Continue along this road, where you will find the property on your right hand side.

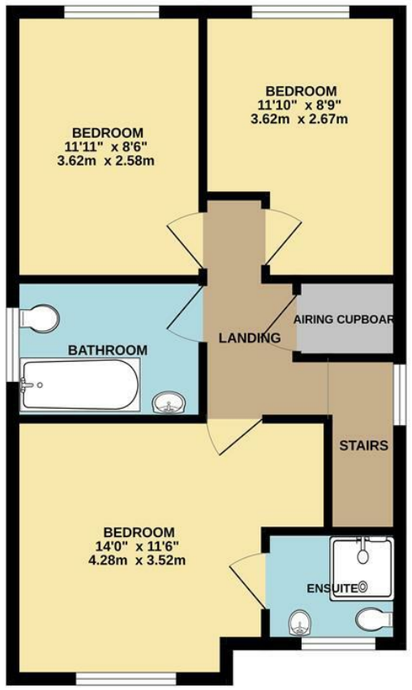
## TENURE - FREEHOLD

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

GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.




1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.




TOTAL FLOOR AREA : 996 sq.ft. (92.6 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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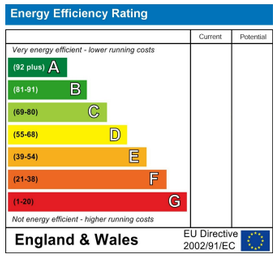
DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.



# APPLETREE HOUSE KINGSMARK LANE, CHEPSTOW, MONMOUTHSHIRE, NP16 5LZ

3 2 1

## £419,950


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

Offered to the market with the benefit of no onward chain this beautifully presented new build property occupies a pleasant and very convenient location on the edge of the ever popular Danes area, within walking distance to leisure centre, schooling and the town centre with its attended range of amenities. The well-planned living accommodation will no doubt suit a variety of markets and briefly comprises to the ground floor a welcoming entrance hall, WC/cloakroom, fantastic open plan kitchen/dining room and a very well proportioned lounge with French doors to the rear garden. To the first floor there is a principal double bedroom with an en-suite shower room and two further bedrooms along with a family bathroom. The property further benefits low-maintenance and level gardens to both the front and the rear as well as private off-road parking for three vehicles. We would strongly recommend arranging an internal viewing to appreciate all this property has to offer.

## GROUND FLOOR

### ENTRANCE HALL
Welcoming entrance hall with half turned staircase and understairs storage cupboard with plumbing for washing machine.

### CLOAKROOM/WC
Comprising a modern suite to include low-level WC and pedestal wash hand basin with mixer tap and tiled splashback. Frosted window to front elevation.

### KITCHEN/DINING ROOM
**5.41m x 2.90m (17'9" x 9'6")**
A fantastic open plan space with kitchen area comprising an extensive range of fitted wall and base units with ample wood effect laminate worktops and upstands. One bowl and drainer stainless steel sink unit with mixer tap. Four ring induction hob with extractor hood over and oven below. Integrated dishwasher and space for full height fridge/freezer. Plenty of space for dining table and chairs creating a fantastic open plan sociable space. Underfloor heating. Window to front elevation and frosted uPVC door to side.

### LOUNGE
**5.26m x 4.67m (17'3" x 15'4")**
Light and airy reception room with window and French door to rear garden. Underfloor heating.

### FIRST FLOOR STAIRS AND LANDING
Frosted window to the side elevation. Loft access point with pull down ladder. Built-in airing cupboard housing water cylinder.

### BEDROOM 1
**4.27m x 3.51m (14'0" x 11'6")**
A well-proportioned main double bedroom with window to the front elevation. Access to: -

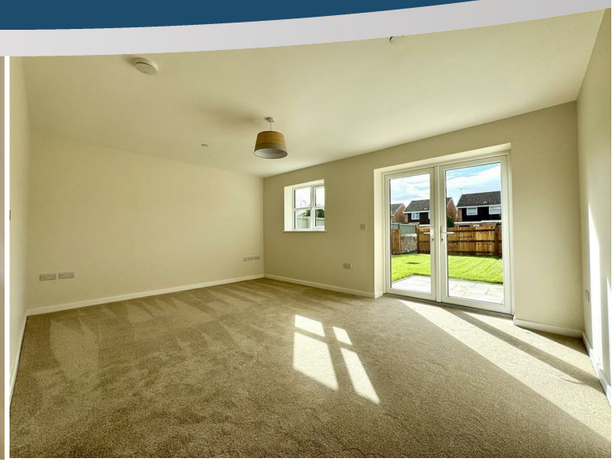
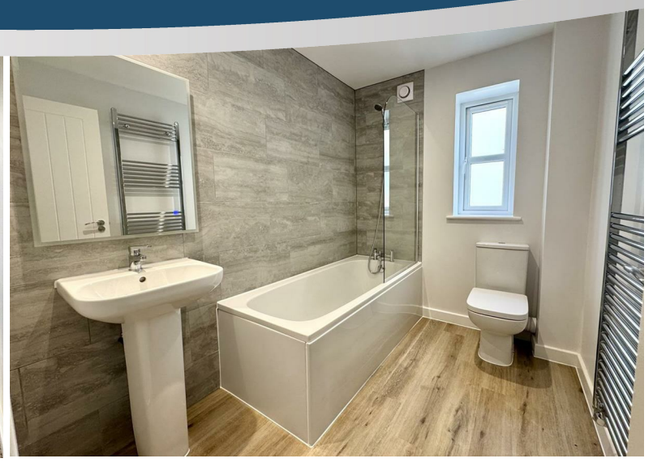
### EN-SUITE
Comprising a three-piece suite to include walk-in shower cubicle with mains fed shower unit, low-level WC and pedestal wash hand basin with mixer tap. Part-tiled walls. Heated towel rail. Wood effect laminate floor. Frosted window to the front elevation.

### BEDROOM 2
**3.61m x 2.67m (11'10" x 8'9")**
With window to rear elevation.

### BEDROOM 3
**3.63m x 2.59m (11'11" x 8'6")**
With window to rear elevation.

### FAMILY BATHROOM
Appointed with a three-piece suite to include panelled bath with glass shower screen, mixer tap and mains fed shower unit over, low-level WC and pedestal wash hand basin with mixer tap. Heated towel rail. Frosted window to the side elevation.

### GARDENS
The front garden is laid to lawn with flower beds, a block paved pathway leads up to the front entrance door with a useful storm porch. Exposed stonewall and wrought iron fencing to boundary. To the rear is a generous westerly level garden laid to lawn with a patio area. At the rear of a garden is a concrete base for a shed. The rear garden is fully enclosed by timber fencing to two sides and a beautiful exposed stonewall to the other side. Pedestrian gate leading out to the private parking area.

### PARKING
Private off-street parking for two to three vehicles. EV connection point to be installed by a prospective purchaser.

### SERVICES
All mains services are connected to include mains gas central heating. Owned solar panels.
Council tax band TBC.