



## DIRECTIONS

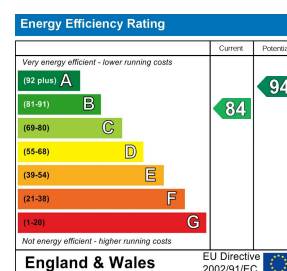
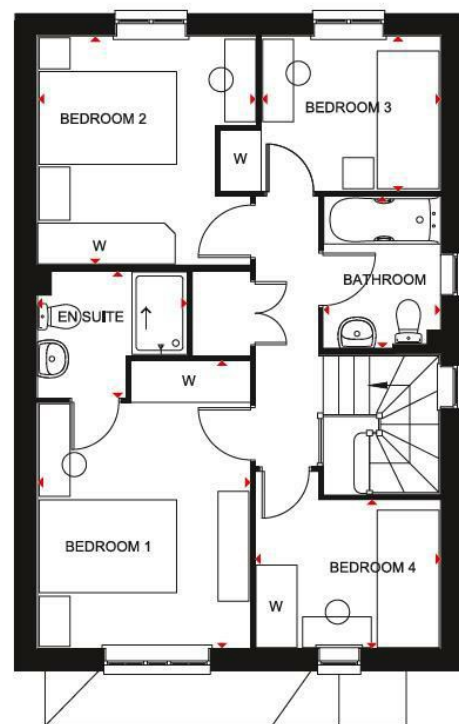
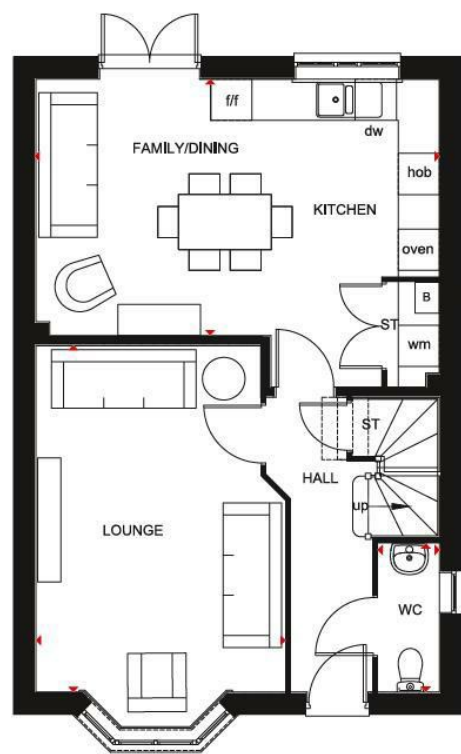
From Chepstow town centre proceed up the High Street, through the arch, turning left onto the 48. Proceed along this road turning right after the Wye Bridge into Sedbury. At the roundabout take the first exit into the new build development. Proceed along Crane Pool Avenue to the very end, then take the right turn onto Bullrush Way, the property is the second on the right.

## SERVICES

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

## TENURE - FREEHOLD

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



**3 BULLRUSH WAY, SEDBURY, CHEPSTOW,  
MONMOUTHSHIRE, NP16 7FT**

**4** **2** **1** **B**

**£429,950**

**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 beautifully presented, four bedroom detached home was constructed approximately 4 years ago by Barratt Homes and occupies a pleasant position within this popular residential location, enjoying views over open green to the front. The accommodation briefly comprises to the ground floor, entrance hall, sitting room, cloakroom/WC, and spacious kitchen/diner, providing an excellent sociable room with access to the rear garden. To the first floor are four bedrooms and family bathroom, with the principal bedroom featuring an en-suite shower room and built-in wardrobes. The property benefits from a generous private rear garden and driveway offering parking for several vehicles along with a single garage to the front.

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

GROUND FLOOR

ENTRANCE HALL

Half-glazed entrance door. Wooden-effect flooring. Doors to all ground floor rooms.

CLOAKROOM/WC

Comprising pedestal wash hand basin with chrome mixer tap and low-level WC. Frosted window to the side elevation.

SITTING ROOM

5.03m x 3.60m (16'6" x 11'9")

A lovely light and airy room with bay window overlooking the green field to the front elevation. Wood-effect flooring.

KITCHEN/DINING/FAMILY AREA

5.84m x 4.34m (19'1" x 14'2")

A spacious and open plan sociable area. Fitted with an extensive range of base and eye level units with marble effect worktops. Built-in fridge/freezer, washing machine, four ring gas hob with stainless steel extractor fan over, stainless steel splashback and eye level built-in oven. Stainless steel one and a half bowl sink with drainer and chrome mixer tap. Utility cupboard. Combination gas boiler. Window and French doors to the rear elevation. Wood-effect flooring.

FIRST FLOOR STAIRS AND LANDING

Loft access. Storage cupboard. Window to side elevation.

BEDROOM ONE

4.20m x 3.08m (13'9" x 10'1")

Window to the front elevation with lovely open countryside views. Built-in mirrored wardrobes with decorative door panelling. Access to:-

EN-SUITE

Comprising a three piece suite to include double shower unit with glass door and chrome shower attachments, low-level WC and pedestal wash hand basin with chrome taps. Chrome heated towel rail. Half-tiled walls and tiled floor.

BEDROOM TWO

3.31m x 3.17m (10'10" x 10'4")

A light and airy double bedroom with window to the rear elevation. Recess area ideal for extra storage space.

BEDROOM THREE

2.58m x 2.24m (8'5" x 7'4")

A double bedroom with window to rear elevation.

BEDROOM FOUR

2.68m x 2.19m (8'9" x 7'2")

Window to front elevation.

FAMILY BATHROOM

Comprising of a three piece suite to include pedestal wash hand basin with chrome tap, low-level WC and panelled bath with folding glass shower screen, chrome shower attachments and mixer tap. Ceramic tiled floor and half-tiled walls. Frosted window to side elevation. Chrome heated towel rail.

OUTSIDE

GARAGE

The driveway providing tandem parking for a couple of vehicles leads to a garage with up and over door with power and lighting.

GARDENS

The front garden has a small gravelled area and garden with a range of ornamental shrubs and bushes. Pedestrian gated side access leads to the sunny and spacious rear garden which is mainly laid to lawn and a has a small patio area.

SERVICES

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

