



DIRECTIONS

From our Chepstow office proceed up the High Street turning left onto the A48. Proceed over the Wye Bridge and take the first turning left towards Tutshill. Proceed along Gloucester Road and the mini roundabout take the first exit and then the first exit again at the next mini roundabout onto Sedbury Lane. Continue along this road turning left into Bigstone Grove where you will find the property on the right hand side.

SERVICES

All mains services are connected to include mains gas central heating

TENURE - FREEHOLD

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



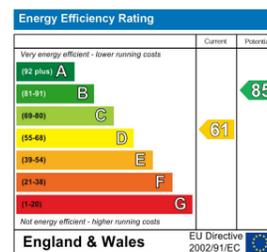
10 BIGSTONE GROVE, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7EN

3 1 2 D

£374,950

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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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by S. Room sizes should not be relied upon for carpets and finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

10 Bigstone Grove, Tutshill comprises a stunning detached bungalow situated within this particularly sought after location. The property is beautifully presented throughout with high quality finishes and stylish décor. The property has been extended to provide an open plan kitchen dining area with modern handle-less kitchen units and partially vaulted ceiling with rooflights, flooding in natural light. From the kitchen dining area is access to utility room/WC, inner hallway and access to study area. The study area, originally utilised as forma dining area is open plan to a generous living room, also with access to inner hallway. From the hallway are three bedrooms and family bathroom. Outside, 10 Bigstone Grove is set within a generous plot complete with well stocked beds and borders as well as lawned garden, off road parking and single garage. The rear garden occupies a sunny aspect and provides privacy. Being situated in Tutshill a range of local facilities include primary and secondary schooling including St Johns on The Hill private school. Also with local shop and butchers, with further amenities in nearby Chepstow. There are good bus, road and rail networks with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

RECEPTION HALL

Open to kitchen dining room and accessed via a composite double glazed front entrance door with laminate flooring.

WC/UTILITY ROOM

This useful and practical space offers low-level WC and wash hand basin inset into vanity unit with chrome mixer tap and subway style tiled splashbacks. Also with space for tower washing machine and tumble dryer with built-in storage cupboards, laminate flooring and frosted uPVC double glazed window to side elevation. Lean to vaulted ceiling.

KITCHEN/DINING ROOM

16'10" x 14'11"

This superb Open Plan space forming the heart of the property offers a partially vaulted ceiling with large Velux rooflight as well as uPVC double glazed window to side elevation and French doors to rear creating an area flooded in natural light. The kitchen area itself is appointed with a matching range of base and larder style storage units and is fitted with appliances to include inset electric hob with built-in extractor, eye level electric fan assisted oven and separate microwave, integrated dishwasher and space for American-style fridge freezer. Fitted with sink unit with chrome mixer tap and separate hot water tap, ceramic tiled subway splash backs, laminate flooring and spotlighting. Large pantry cupboard.

STUDY

9'9" x 7'11"

Open to living room with uPVC double glazed window to front elevation and original feature parquet flooring.

LIVING ROOM

18'11" x 11'1"

This generous reception room benefits from a feature fireplace as well as uPVC double glazed French doors leading to front garden and uPVC double glazed window to side elevation. Access to inner hallway.

HALLWAY

Part laid to original parquet flooring, full height feature window to side elevation, loft access point and storage cupboard.

BEDROOM 1

12'6" x 10'9"

A generous main bedroom with uPVC double glazed French doors leading to rear garden.

BEDROOM 2

10'8" x 9'10"

A double bedroom with uPVC double glazed windows to rear elevation.

BEDROOM 3

9'1" x 8'

uPVC double glazed window to side elevation.

FAMILY BATHROOM

Appointed with a modern white suite to include low-level WC and wash hand basin with chrome mixer tap both inset into vanity unit, L-shaped bath with chrome taps and chrome mains fed shower over. Also fitted with chrome heated towel rail, part tiled walls and vinyl flooring. Two frosted UPVC double glazed windows to side elevation.

OUTSIDE

To the front the property is approached via tarmac driveway with parking for 3-4 vehicles with timber five bar gated access.

SINGLE GARAGE

With up and over door, rear storage cupboards.

GARDENS

The front garden is bounded by mature hedging and comprises raised beds and lawned garden with side access leading to the rear garden. The rear garden itself is predominantly laid to lawn with well stocked beds and borders including a number of established specimen trees. The garden benefits from a sunny aspect and is a private and enclosed space to enjoy.

