



DIRECTIONS

From our Chepstow office proceed over the Old Wye Bridge to Tutshill. At the roundabout head right and then take the left turn onto Sedbury Lane. Proceed along this road taking the left hand driveway after Granville Terrace and South View properties where you will find the property at the end of the driveway.

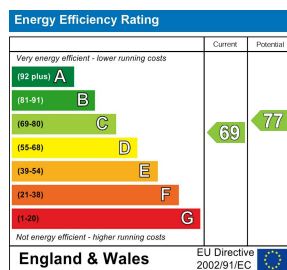
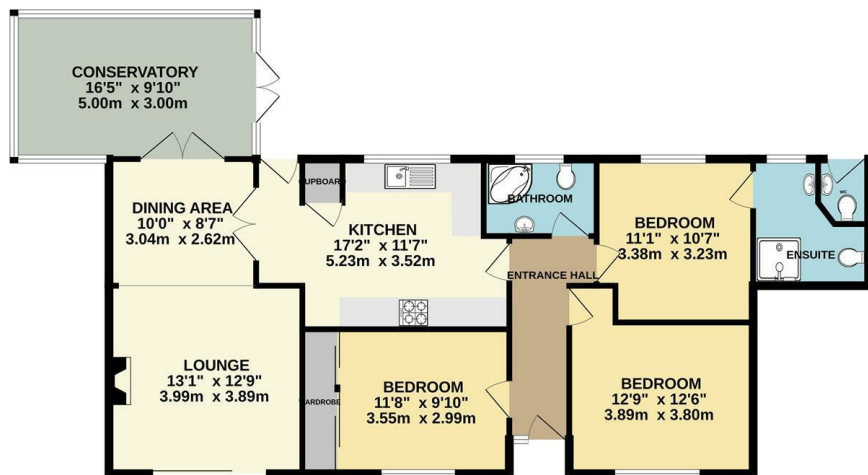
SERVICES

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.

GROUND FLOOR
1147 sq.ft. (106.6 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq.ft. (106.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.



**EASTCLIFF, SEDBURY LANE, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7DU**



£545,000

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

Occupying a sizeable plot within the popular and desirable village of Tutshill, within walking distance to primary and secondary schooling as well as Chepstow town centre and retaining excellent access to the motorway network, this immaculately presented detached bungalow will no doubt suit a variety of markets. The well planned, deceptively spacious and versatile living accommodation briefly comprises; entrance hall, kitchen/breakfast room, lounge/dining room, conservatory, three double bedrooms (principal with en-suite shower room), as well as a family bathroom. Further benefits include access by a private lane, leading to a sizeable front garden providing plenty of off-street parking, coupled with a very generous rear garden, beautifully landscaped and offering fantastic potential to extend the bungalow either to the rear or indeed to create a first-floor dormer if required, subject to necessary consents. The property is finished to a high specification throughout and affords contemporary fixtures and fittings and is offered to the market with the potential of no onward chain.

STORM PORCH

Leads into:-

ENTRANCE HALL

uPVC door and side frosted panel leads into the welcoming reception hall with attractive contemporary tiled flooring. Large loft access point with fitted ladder.

BEDROOM 1
3.38m x 3.23m (11'1" x 10'7")

A well-proportioned double bedroom with a window to the rear elevation. Door to :-

EN-SUITE

Comprising a recently fitted contemporary modern suite to include; walk-in wet room style shower with glass shower screen, tiled surround, water fall shower head and separate handheld attachment, low level WC and wash hand basin

inset to vanity unit with mixer tap and tiled splashback. Heated towel rail. Tiled flooring. Window to the rear elevation.

BEDROOM 2
3.89m x 3.80m (12'9" x 12'5")

A double bedroom with a window to the front elevation.

BEDROOM 3
3.55m x 2.99m (11'7" x 9'9")

Offers versatile use, currently used by the vendors as a second sitting room/snug. Fitted wardrobes to one side. Window to the front elevation.

FAMILY BATHROOM

Comprising a modern suite to include, corner bath with handheld shower attachment and tiled surround, low level WC and wash hand basin inset to vanity unit with mixer tap and tiled splashback. Heated towel rail. Fully tiled flooring. Frosted window to the rear elevation.

KITCHEN/BREAKFAST ROOM
5.23m x 3.52m (17'1" x 11'6")

Comprising a sizeable space affording an extensive range of fitted wall and base units, recently replaced. Ample marble effect laminate worktops and splashback. Inset one and a half bowl and drainer stainless steel sink unit. Integrated appliances include Lamona electric oven and grill, four ring gas hob with extractor hood over. We are also including in the sale a full height fridge/freezer (freestanding), under counter washing machine and dishwasher. There is also a breakfast bar and a useful built-in airing cupboard housing the newly installed Worcester Bosch gas boiler. Tiled flooring. Window to the rear elevation. Door to rear elevation.

LOUNGE AREA
3.99m x 3.89m (13'1" x 12'9")

A bright and airy reception space with feature freestanding wood burner. Patio doors to the front elevation. Open plan to :-

DINING AREA
3.04m x 2.62m (9'11" x 8'7")

With French doors to :-

CONSERVATORY
5.00m x 3.00m (16'4" x 9'10")

Providing a further versatile reception space. Double glazed

enjoying views over the gardens. Tiled flooring. Feature vaulted ceiling. French doors lead to rear elevation.

OUTSIDE

The property is approached off Sedbury Lane on a private lane which leads up to the front entrance. There is a low maintenance area laid to stones, providing ample parking for multiple vehicles. The front garden is enclosed by timber fencing. To the rear of the property is a circular patio area providing an ideal space for dining and entertaining, accessed directly off the kitchen/breakfast room and the conservatory. There is also a low maintenance area laid to stones, providing a pathway leading to an outdoor WC with tiled flooring, wall mounted wash hand basin with mixer tap, tiled splashback, low level WC and lighting. The rear garden is very generous comprising a level area laid to lawn bordered by an attractive range of plants and flowers to both sides and the rear. Furthermore, there is a useful shed for storage and a greenhouse. A paved pathway leads to the other side of the property, where there is a further space for dining and entertaining, as well as a low maintenance area perfect for storage. Gated access to the front of the property. The rear garden enjoys a sunny westerly aspect and is fully enclosed by timber fencing to all sides.

