

## DIRECTIONS

From our Chepstow office proceed over the new Wye Bridge towards Lydney, taking the first turning right. At the first mini-roundabout take the second turning to your left onto Beachley Road. Continue along Beachley Road turning right into Ormerod Road, proceed taking the first left into Norse Way then first right into Denmark Drive.

## TENURE - FREEHOLD

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



**21 DENMARK DRIVE, SEDBURY, CHEPSTOW,  
GLOUCESTERSHIRE, NP16 7BD**



**GUIDE PRICE £260,000**

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.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 80                      | 81        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

Offered to the market with the benefit of no onward chain, this comfortable and well-planned semi-detached property occupies a pleasant elevated position affording fantastic views over countryside and towards the Severn Estuary to the front and is situated on a quiet residential road within easy reach of primary and secondary schooling and Chepstow town centre. The existing layout comprises to the ground floor, front porch leading into a welcoming entrance hall, cloakroom/WC, well-proportioned lounge open plan to dining room with French doors to rear garden as well as a separate fully fitted kitchen. Whilst to the first floor there are two double bedrooms both benefitting fitted wardrobes, a third single bedroom/ideal study as well as a modern shower room. The property benefits uPVC double glazing throughout, Worcester Bosch gas combi boiler and a good size private driveway providing parking for at least two vehicles. The property further benefits a private and good size low-maintenance rear garden with useful wooden summerhouse for entertaining or home office needs. Furthermore there is a carport and a single garage.

The property could benefit from some modernisation and also offers fantastic potential to incorporate the kitchen with the dining room to create contemporary open plan living depending on necessary consent and personal requirements. Being situated in Chepstow a range of local amenities are close at hand. 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

### FRONT PORCH

Accessed by a modern uPVC entrance door with dual aspect to the front and the side elevations. An internal glazed door leads through to:-

### ENTRANCE HALL

A lovely welcoming entrance hall with staircase leading to the first floor and a useful open understairs storage area.

### CLOAKROOM/WC

Comprising low-level WC. With tiled floor and window to the side elevation.

### LOUNGE

**4.86m x 3.31m (15'11" x 10'10")**

A really well proportioned reception room with a large picture window to the front elevation overlooking countryside. Feature fireplace with marble surround. Open access through to:-

### DINING ROOM

**3.32m x 2.87m max. (10'10" x 9'4" max.)**

A comfortable second reception space, currently utilised as a formal dining area with French doors leading out to the rear garden. Serving hatch through to the kitchen. Fantastic potential, as other properties in this road have done, to incorporate the dining room through to the kitchen to provide a contemporary open living space.

## KITCHEN

**3.38m x 2.84m max. (11'1" x 9'3" max.)**

An extensive range of fitted wall and base units with ample laminate worktop, tile splashbacks and inset one bowl sink and drainer. Free standing electric cooker with extractor hood over. Under counter fridge and washing machine. Useful built-in pantry cupboard. Window to the rear elevation enjoying views across the gardens and a useful pedestrian door which leads out to the side driveway.

## FIRST FLOOR STAIRS AND LANDING

Large frosted window to the side elevation flooding lots of natural light. Loft hatch.

### BEDROOM 1

**3.90m x 3.10m (12'9" x 10'2")**

A really well proportioned double bedroom with fitted wardrobes, over bed storage cupboards and dressing table. Window to the front elevation enjoying views towards the Severn Estuary.

### BEDROOM 2

**4.11m x 3.14m max. (13'5" x 10'3" max.)**

A good sized guest double bedroom with fitted wardrobes and a built-in storage cupboard. Window to rear elevation.

### BEDROOM 3

**2.87m x 2.10m max. (9'4" x 6'10" max.)**

A good sized single bedroom or indeed ideal study. Window to the front elevation enjoying fantastic far reaching views. Built-in airing cupboard with shelving and Worcester Bosch combi boiler.

## SHOWER ROOM

A modern neutral suite to include double width walk-in shower cubicle with electric shower unit and tile surround, pedestal wash hand basin and low-level WC. Heated towel rail. Fully tiled walls. Inset airing cupboard area with fitted shelving. Frosted window to rear elevation.

## GARDENS

The front garden is low maintenance and mainly laid to lawn. Steps lead up to the front entrance to the property. The rear garden is a really good size with paved patio area providing a perfect private spot for dining and entertaining, steps lead up to an area laid to lawn bordered by an attractive range of plants and shrubs. There is also a paved pathway leading to a wooden summerhouse which provides a fantastic space for relaxing entertaining or indeed home working, depending on requirements.

## GARAGE

To the front a private tarmac driveway providing off street parking for at least two vehicles leading to a very useful side covered carport which in turn provides access into the single garage and also the rear garden.

## SERVICES

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

