DIRECTIONS

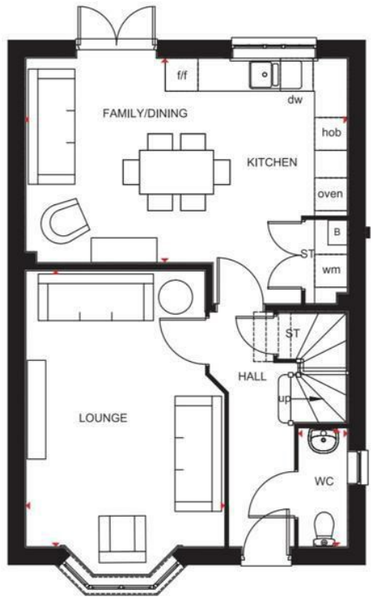
From Chepstow town centre proceed up the High Street, through the arch, turning left onto the 48. Proceed along this road turning right after the Wye Bridge into Sedbury. At the roundabout take the first exit into the new build development. Proceed along Crane Pool Avenue taking a left hand turn into Dormouse Place, proceed to the end of the road, then turning left, where you will you find the property on your left hand side.

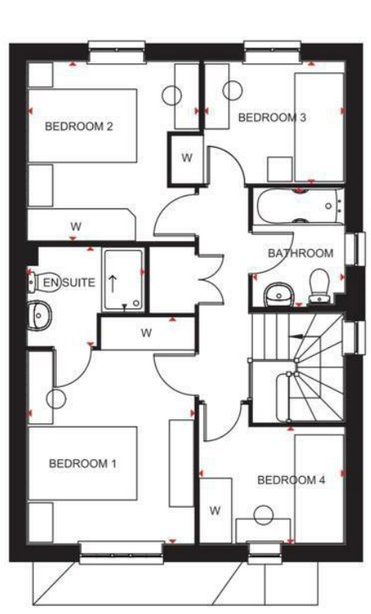
SERVICES

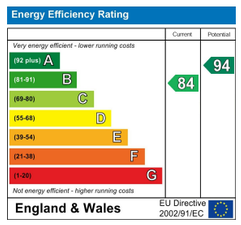
All mains services are connected, to include mains gas central heating.
Council Tax Band D.

TENURE - FREEHOLD

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







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.



7 DORMOUSE PLACE, SEDBURY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7FX

4 2 1 B

OFFERS OVER £415,000

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

Occupying a pleasant and private position on this popular modern development on the outskirts of Chepstow town centre, this detached home offers well-planned and comfortable living accommodation arranged over two floors that will no doubt suit a variety of markets. The well-planned layout comprises to the ground floor reception hall, WC/cloakroom, well-proportioned lounge with feature bay window and a fantastic kitchen/dining/family room with high end integrated appliances, utility cupboard and French doors leading to the rear garden. Whilst to the first floor there is a principal bedroom with fitted wardrobes and en-suite shower room as well as a further double bedroom and two good size single bedrooms along with family bathroom. The property further benefits from private driveway offering parking for at least three vehicles, single garage with electric up and over door and a fully enclosed landscaped rear garden with exterior lighting, providing a ideal space for dining entertaining and everyday family living. The property is within walking distance to primary and secondary schools as well as a range of amenities and is within easy reach of the motorway network for the everyday commuter.

GROUND FLOOR

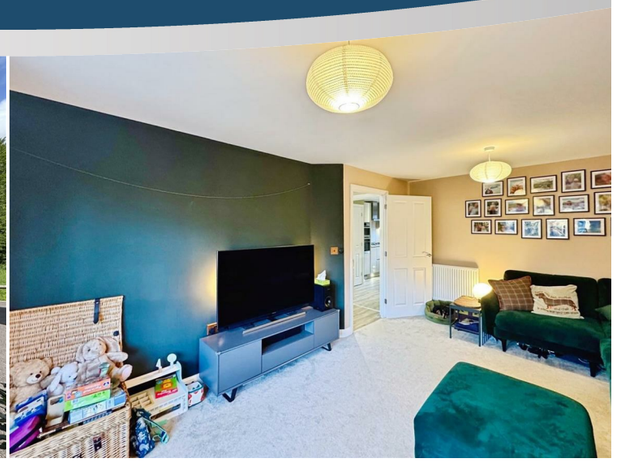
RECEPTION HALL
Front door leads to a welcoming reception hall with feature half-turned staircase leading to galleried landing with large built-in under stairs storage cupboard. Wood effect vinyl flooring.

CLOAKROOM/WC
Comprising low-level WC and pedestal wash hand basin with tiled splashback and mixer tap. Wood effect vinyl floor. Frosted window to side elevation.

LOUNGE
5.03m x 3.63m (16'6" x 11'11")
A really well-proportioned reception room with a feature bay window with fitted blinds to front elevation overlooking the gardens and open parkland beyond, providing a really open aspect feel.

KITCHEN/DINING/FAMILY ROOM
5.87m x 4.47m (19'3" x 14'8")
Spanning the full width of the property and providing an ideal contemporary open plan everyday living space, the kitchen area is appointed with an extensive range of fitted wall and base units with ample wood effect laminate worktops. One and a half bowl and drainer stainless steel sink unit with mixer tap. A range of integrated and upgraded AEG appliances include eye level double oven/grill, five ring gas hob with extractor hood over, full height fridge/freezer, dishwasher and wine cooler. Feature island (available by separate negotiation). Double doors open through to a really useful utility space with inset shelving, fitted wood effect laminate worktop, integrated washer/dryer, it is also housing the gas combi- boiler. Dining area provides a really good further reception area, wood effect vinyl floor continues. Window and French doors with fitted blinds to the garden.









FIRST FLOOR STAIRS AND LANDING
With frosted window with fitted blinds to side elevation. Loft access point and airing cupboard.

PRINCIPAL BEDROOM
4.17m x 3.10m (13'8" x 10'2")
A spacious double bedroom with a range of bedroom furniture (could remail if required) and fitted front mirrored wardrobe. Window with fitted blinds to front elevation.

EN-SUITE SHOWER ROOM
Appointed with a contemporary three-piece suite to include double width walk-in shower cubicle, low-level WC and pedestal wash hand basin with mixer tap. Heated towel rail.

BEDROOM 2
3.30m x 3.18m (10'10" x 10'5")
A double bedroom with window to rear elevation.

BEDROOM 3
2.69m x 2.57m (8'10" x 8'5")
A really good size single bedroom with feature alcove with inset shelving and window with fitted blinds to the rear elevation overlooking the garden.

BEDROOM 4
2.69m x 2.57m (8'10" x 8'5")
A single bedroom, currently utilised as a study, with window to front elevation overlooking the parkland.

FAMILY BATHROOM
Comprising a neutral three-piece suite to include panelled bath with mains fed shower over and tiled surround, pedestal wash hand basin with mixer tap and low-level WC. Heated towel rail. Frosted window with fitted blinds to the side.

OUTSIDE

GARAGE
Private driveway to the side of the property offers parking for up to three vehicles, leads to a single car garage with up and over door. EV charging point.

GARDENS
To the front of the property there is a sizeable low-maintenance level garden mainly laid to lawn with low-level hedgerow and a range of attractive plants and shrubs. Paved pathway leads to the entrance door with a storm porch. The rear garden comprises a seating area with exterior down lighters, perfect for dining and entertaining and an area laid to lawn providing an ideal safe space for children to play but also offering a blank canvas for the garden enthusiast. The garden also benefits from a range of attractive fruit trees, flowers and shrubs. The rear garden is fully enclosed with paved pathway leading to gated pedestrian access to the garage.

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

