



DIRECTIONS

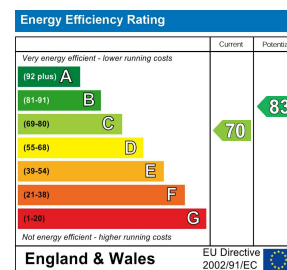
From our Chepstow office proceed over the new Wye Bridge towards Lydney, taking the first turning right. At the first mini-roundabout take the second turning to your left onto Beachley Road. Continue along Beachley Road turning right into Ormerod. Proceed along Ormerod Road taking the first left into Norse Way then first right into Denmark Drive where you will find this house towards the end of Denmark Drive on your left.

SERVICES

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

TENURE - FREEHOLD

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



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



£299,950

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

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.

20 Denmark Drive comprises an older style 1960's semi-detached house which has been updated within recent years and also benefits from an extension to create additional accommodation, occupying a pleasant position within this established residential area of Chepstow, close to local schools, shops and amenities as well as Chepstow's town centre.

The property comprises entrance hall with open plan kitchen/family room with dining room leading off and additional sitting room. The garage has been part converted into a home entertainment room/bar but could also be utilised as a home office, if required. To the first floor are three good sized bedrooms and a family bathroom. The property benefits from off street parking and pleasant front and rear gardens.

GROUND FLOOR

ENTRANCE HALL

With door and window to side elevation. Wood effect flooring. Stairs off.

KITCHEN/DINING ROOM

6.58m x 3.09m max (21'7" x 10'1" max)

Appointed with an extensive range of base and eye level units with ample work surfacing over. Inset single drainer sink unit. Range cooker with extractor hood over. Under stairs storage. Window to rear. Wood effect flooring. Open plan to :-

FAMILY ROOM

3.67m x 3.45m (12'0" x 11'3")

With patio doors to rear sun terrace and window to side elevation. Wood effect flooring.

LIVING ROOM

A versatile room currently being used as a dining room with window to front elevation. Wood effect flooring.

GAMES ROOM/BAR

3.61m x 2.91m (11'10" x 9'6")

Door from the kitchen leads into this room which is currently being used as a games room. From this room there is a door which leads into the storage area.

GROUND FLOOR WC

Comprising a low level WC.

FIRST FLOOR STAIRS AND LANDING

With window to side elevation. Airing cupboard.

BEDROOM 1

4.06m x 2.91m (13'3" x 9'6")

A double bedroom with window to rear elevation. Wood panelling to one wall and an extensive range of built-in wardrobes. Wood effect flooring.

BEDROOM 2

3.85m x 3.05m (12'7" x 10'0")

A double bedroom with window to front elevation. Wood effect flooring.

BEDROOM 3

2.64m x 2.03m max (8'7" x 6'7" max)

A single bedroom which is currently being used as a home office with window to front elevation. Storage cupboard. Wood effect flooring.

BATHROOM

Appointed with a four piece suite comprising step-in shower cubicle, panelled bath, low level WC and vanity wash basin. Part tiled walls and tiled flooring. Window to rear elevation.

OUTSIDE

GARDENS

To the front with driveway and hard standing offering parking

for three vehicles, otherwise laid to lawn. To the rear, a pleasant south facing garden with elevated terrace with attractive views towards the Severn Estuary with lower garden area laid to lawn.

SERVICES

All mains services are connected to include gas central heating.

