DIRECTIONS

From our Chepstow office proceed up Moor Street, turning left onto the A48. Proceed along this road turning right after the Wye Bridge into Sedbury. At the roundabout take the first exit into the new build development where following the numbering you will find the property on the right-hand side.

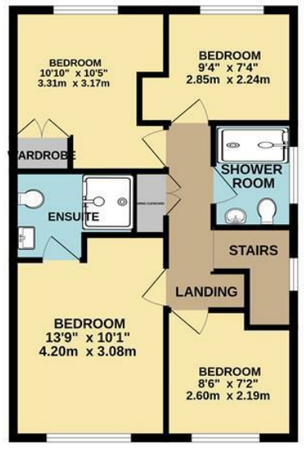
TENURE - FREEHOLD

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

GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.7 sq.m.) approx.

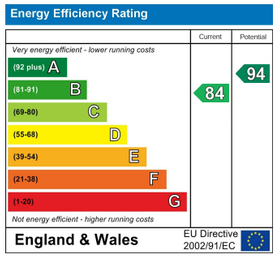
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

DISC
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.





MOON&CO

16 CRANE POOL AVENUE, SEDBURY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7FS

4 2 1 B

£420,000

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

Offered to the market with the benefit of no onward chain, this immaculately presented modern detached home occupies a pleasant position on this popular residential development in the village of Sedbury, being within easy reach of local schooling, amenities and the motorway network, perfect for the everyday commuter.

The well planned living accommodation briefly comprises to the ground floor: a welcoming reception hall, ground floor cloakroom/WC, well-proportioned lounge with feature bay window and a superb open plan kitchen/dining/family room, utility cupboard and French doors to the rear garden. The first floor offers four bedrooms including the principal with en-suite shower room, and a family bathroom. The property further benefits a private extensive driveway, detached single garage and a generous low-maintenance rear garden providing a sizeable paved patio area perfect for dining and entertaining as well as a good size level lawn.

GROUND FLOOR

RECEPTION HALL
Front entrance door with a stained glass panel leading through to a welcoming reception hall with half-turn staircase to the first floor and a useful built-in understairs storage cupboard.

CLOAKROOM/WC
Comprising low-level WC and pedestal wash hand basin with mixer tap and tile splashback. Frosted window to the side elevation.

KITCHEN/DINING/FAMILY ROOM
5.84m x 4.34m (19'2" x 14'3")
A superb open plan contemporary kitchen/dining/living space spanning the full width of the property with the kitchen area comprising an extensive range of fitted wall and base units with ample laminate worktop and upstands. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Range of integrated appliances to include a four ring electric hob with extractor hood over, eye-level oven/grill and dishwasher. Feature under counter lighting. Space for a freestanding American style fridge/freezer. Window to the rear elevation. The kitchen area also benefits a built-in utility cupboard accessed by double doors with further laminate worktop and splashbacks. Space and plumbing for washing machine, also housing the combi gas boiler. The dining/family area benefits from French doors leading directly out to the rear patio.

LOUNGE
5.03m x 3.61m (16'6" x 11'10")
A well-proportioned formal reception space with a bay window to the front elevation.

FIRST FLOOR STAIRS AND LANDING
A half-turn staircase leads to a spacious landing area with loft access point. Double doors into a built-in large storage cupboard with inset shelving. Window to the side elevation.

BEDROOM 1
4.19m x 3.07m (13'9" x 10'1")
A good size principal double bedroom with a window to the front elevation. Access to: -

EN-SUITE SHOWER ROOM
Comprising a modern and neutral suite to include a double width walk-in shower cubicle with sliding shower screen, electric shower unit and attractive tile surround, low-level WC and pedestal wash hand basin with mixer tap and tile splashback. Heated towel rail.

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

BEDROOM 3
2.69m x 2.18m (8'10" x 7'2")
A good size single bedroom with window to the front elevation.

BEDROOM 4
2.59m x 2.24m (8'6" x 7'4")
Currently utilised as a snug/TV room with window to the rear elevation.

FAMILY BATHROOM
Comprises a three-piece suite to include panelled bath with mains fed shower over and glass shower screen, low-level WC and pedestal wash hand basin with mixer tap. Fully tiled walls. Frosted window to the side elevation.

GARAGE
To the side of the property is a private tarmac driveway providing off street parking for at least two vehicles which leads to the detached single garage with manual up and over door with light and power connected.

GARDENS
The front of the property is approached by a private pathway leading up to the front entrance with a useful storm porch and small low maintenance garden area laid to slate with an attractive range of plants and shrubs. The rear garden is of a very generous size and offers low-maintenance, mainly comprising a good size covered paved patio area providing a superb space for dining and entertaining, with a further sizeable area laid to lawn. The rear garden is fully enclosed by timber fencing and benefits gated pedestrian access leading out to the private driveway.

SERVICES
All mains services are connected to include gas central heating.
Council tax band D.

AGENTS NOTE
Please note that some images were enhanced using AI.

