



### DIRECTIONS

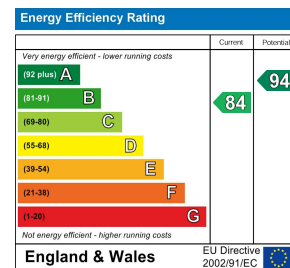
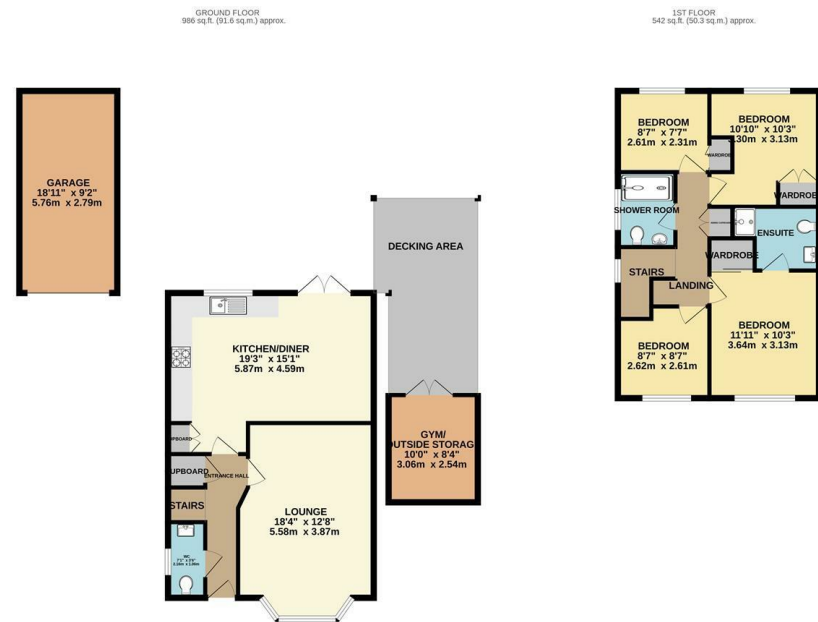
From our Chepstow office proceed up Moor Street, turning left onto the A48. Proceed along this road turning right after the Wye Bridge into Sedbury. At the roundabout take the first exit into the new build development where you will find the property immediately on the right-hand side.

### 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.



TOTAL FLOOR AREA: 1527 sq.ft. (141.9 sq.m.) approx.  
While 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 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 condition or efficiency can be given. Made with Metropac (C)2011

**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.



**2 CRANE POOL AVENUE, SEDBURY, CHEPSTOW,  
GLOUCESTERSHIRE, NP16 7FS**



**£430,000**

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

Occupying a pleasant position on the edge of this modern popular residential development in the village of Sedbury, this deceptively spacious detached family home is the ex show home and boasts a range of high quality fixtures and fittings coupled with open plan contemporary living spaces to suit a variety of markets. The existing layout briefly comprises to the ground floor a welcoming reception hall, cloakroom/WC, very well proportioned lounge enjoying a feature bay window and a fantastic contemporary open plan kitchen/dining/family room with French doors leading out to the south facing rear gardens. The first floor provides a principal bedroom with fitted wardrobes and en-suite shower room as well as a second double bedroom and two single bedrooms along with a family bathroom. The property further benefits a private extensive driveway providing off street parking, single garage and a good size level south facing rear garden. The property is within walking distance to local primary and secondary schooling as well as being within easy reach of the extensive range of amenities offered in Chepstow. For the everyday commuter the A48 motorway network provides direct links into surrounding cities. We would strongly recommend arranging an internal viewing to appreciate what this property really does have to offer.

## GROUND FLOOR

### RECEPTION HALL

Entrance door leads through to bright and airy reception hall. Wood effect flooring and half-turned stairs to first floor. Useful understairs storage cupboard.

### CLOAKROOM/WC

With low-level WC and pedestal wash and basin with mixer tap. Half-tiled walls. Frosted window to the side elevation.

### LOUNGE

**5.59m x 3.86m (18'4" x 12'8")**

Comprising a really well proportioned front reception room with bay window to the front elevation.

### KITCHEN/DINING/FAMILY ROOM

**5.87m x 4.60m (19'3" x 15'1")**

A fantastic contemporary open plan living space perfect for everyday family living and entertaining. The kitchen area comprises an extensive range of high quality fitted wall and base units with solid quartz worktop and upstands. Five ring gas hob with extractor hood over and eye level double oven and grill. One and a half bowl stainless steel sink with mixer tap. Integrated dishwasher, wine cooler and fridge/freezer. Very useful built-in utility cupboard housing white goods and gas combi- boiler. Window and French doors lead out to the rear south facing garden.

## FIRST FLOOR STAIRS AND LANDING

Light and airy landing with window to side elevation. Airing cupboard and loft access point.

### PRINCIPAL BEDROOM

**3.63m x 3.12m (11'11" x 10'3")**

A well-proportioned principal bedroom with fitted mirror fronted wardrobes. Large picture window to the front elevation. Access to: -

### EN-SUITE SHOWER ROOM

A contemporary modern suite to include double width walk-in shower cubicle with feature tiled surround and electric shower unit, low-level WC and pedestal wash hand basin with mixer tap. Half-tiled walls. Heated towel rail.

### BEDROOM 2

**3.30m x 3.12m (10'10" x 10'3")**

Good sized double guest bedroom with fitted mirrored wardrobes. Window to rear elevation.

### BEDROOM 3

**2.62m x 2.62m (8'7" x 8'7")**

A single bedroom with window to front elevation.

### BEDROOM 4

**2.62m x 2.31m (8'7" x 7'7")**

A good size single bedroom, currently utilised as a study with window to rear elevation.

## FAMILY BATHROOM

Comprising a three-piece modern suite to include panelled bath with mains fed shower over and glass shower screen, low-level WC and pedestal wash and basin. Half tiled walls. Frosted window to side elevation.

## GARAGE

A private tarmac driveway to the side provides parking for a number of vehicles, leading to a single garage with manual up and over door benefiting light and power.

## GARDENS

To the front is a low-maintenance garden area mainly laid to stones with a range of plants and shrubs. A few steps lead up to the front of the property with attractive wrought iron fencing and storm porch. To the rear is a generous and low-maintenance garden with sizeable area laid to lawn bordered by an attractive range of mature plants and shrubs, feature paved patio area which leads around to a sizeable decking area providing a fantastic further space for relaxing and entertaining, leading through to a wooden summer house currently used as a gym with power and light connected. There is also a useful wooden shed for storage. Gated pedestrian access to the side leading out to the driveway. The rear garden enjoys a sunny, southerly aspect and is fully enclosed by timber fencing to all sides.

## SERVICES

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

