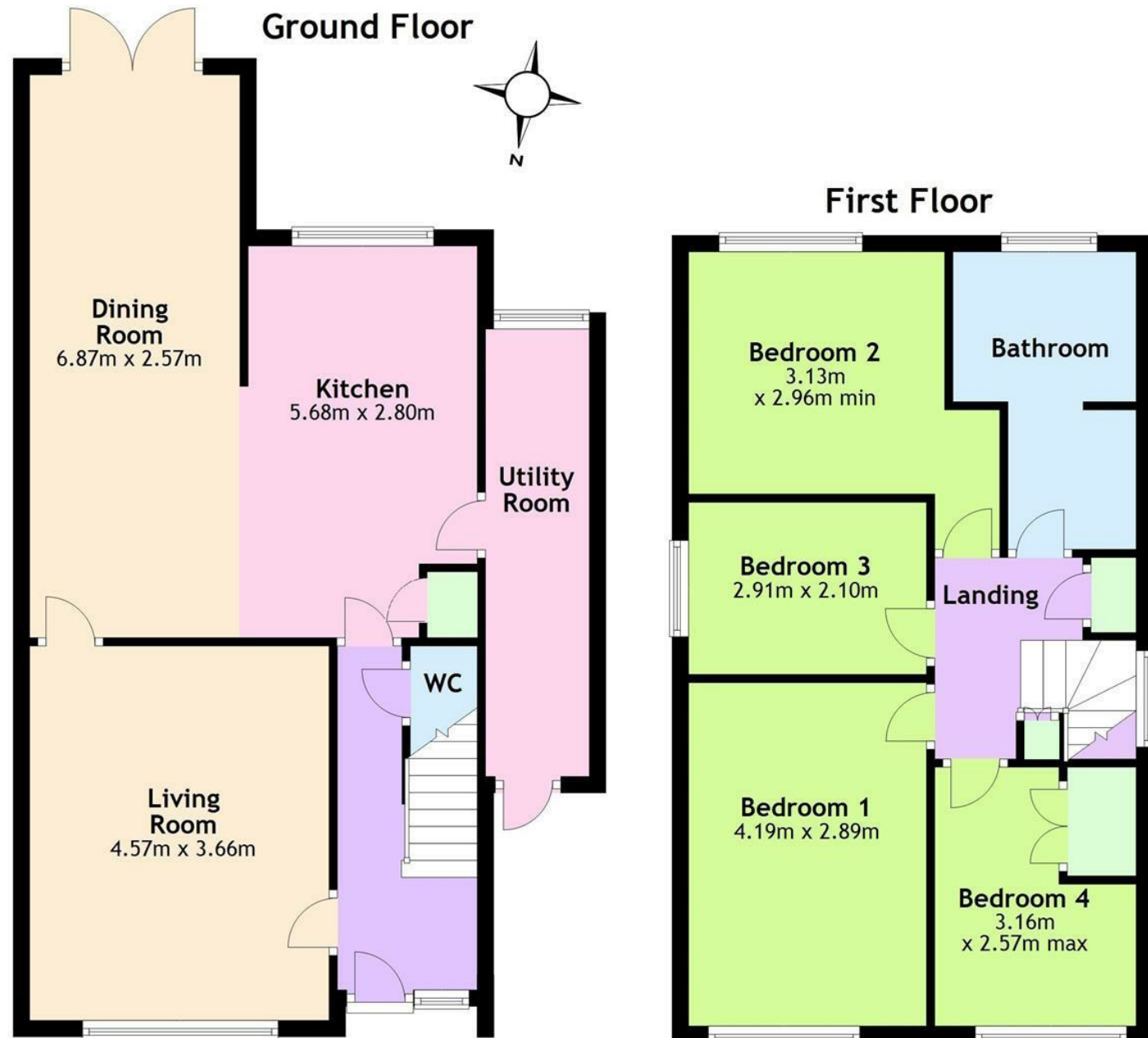


DIRECTIONS

From our Chepstow office proceed over the Wye Bridge along the A48 turning right towards Sedbury, at the mini roundabout take the third exit along Beachley Road, continue along where at the next mini roundabout turn right into Sedbury Lane, continue along passing Bigstone Grove to your left, where you will reach Orchard End on your right. what3words - ///livid.until.frosted

TENURE - FREEHOLD

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



**ORCHARD END, SEDBURY LANE, TUTSHILL,
CHEPSTOW, GLOUCESTERSHIRE, NP16 7DU**



£475,000

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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

A detached property dating from the 1970's located in this popular residential area of Tutshill, close to local schools, Morrisons Daily, local butchers and a cafe, as well as Chepstow's historic town centre and also within easy reach of the M48 motorway. Tutshill also borders the famous Wye Valley, an area designated of outstanding natural beauty.

The property has been improved and updated in recent years and provides spacious well appointed accommodation, briefly comprising to the ground floor; entrance hall, living room, dining room, kitchen along with utility room and cloakroom/WC. To the first floor are four bedrooms and a family bathroom. The property stands within extremely attractive gardens to the rear with a southerly aspect.

GROUND FLOOR

ENTRANCE HALL

Glazed door and side screen. Stairs to first floor.

LIVING ROOM

4.57m x 3.66m (14'11" x 12'0")

Light and airy reception room with window to front elevation. Feature Minster fireplace with wood burning stove. Door to:-

DINING ROOM

6.87m x 2.57m (22'6" x 8'5")

A spacious area with French doors leading out to the rear sun terrace. Wood effect flooring. Semi open plan to:-

KITCHEN

5.68m x 2.80m (18'7" x 9'2")

Stylishly updated with a range of bespoke units with ample work surfacing over. Inset stainless steel single bowl sink and drainer. Four ring induction hob with feature extractor hood over. Built-in undercounter oven. Space for dishwasher and fridge/freezer. LED lighting. Wood effect flooring. Window to rear garden. Door to:-

UTILITY ROOM

With single drainer sink unit, space for washing machine and tumble dryer. Door to front elevation and window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

Window to side elevation and a range of built-in storage cupboards.

BEDROOM 1

4.19m x 2.89m (13'8" x 9'5")

A double bedroom with window to front elevation.

BEDROOM 2

3.13m x 2.96m min. (10'3" x 9'8" min.)

A double bedroom with window to rear elevation.

BEDROOM 3

2.91m x 2.10m (9'6" x 6'10")

Window to side elevation.

BEDROOM 4

3.16m x 2.57m max. (10'4" x 8'5" max.)

Window to front elevation and built-in storage cupboard.

FAMILY BATHROOM

A spacious bathroom with contemporary suite to include low-level WC, wash basin in corner vanity unit with mixer tap, panelled bath and step-in shower unit with glass screen. Wood effect flooring. Part-tiled walls. Window to rear elevation.

OUTSIDE

GARDENS

Orchard End stands in particularly attractive mature gardens. To the front a brick paved driveway providing ample off road parking and raised flower borders. To the rear a really super garden with raised covered sun terrace and brick built BBQ, steps down to the lawned garden of generous proportion with mature trees, shrubs and flowering plants, enjoying a very attractive southerly aspect.

GARAGE

A single garage with up and over door, power and light connected.

SUMMER HOUSE

A most useful garden room with multiple uses such as home office, hobby room or potential guest accommodation subject to the necessary planning consent. This room also houses a large sauna with shower.

SERVICES

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

