



## DIRECTIONS

From our Chepstow office proceed up Moor Street turning right onto the A48. Proceed along this road turning right after crossing the Wye Bridge towards Sedbury. At the roundabout take the second exit and proceed along this road taking the third left after the Spar shop. Where you will find the property on the left hand side.

## SERVICES

All mains services are connected to include mains gas central heating.  
Solar Panels owned - approximately £1,000 per annum.  
Council Tax Band E.

## TENURE - FREEHOLD

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		



## 1 ARLINGTON COURT, SEDBURY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7EZ

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£469,950

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**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.



Moon & Co. are delighted to offer to the market this spacious detached family home situated within a popular and quiet cul-de-sac. The property is accessed via reception hall with access to the modern kitchen, in turn leading to utility room and ground floor WC. Also accessed from the hallway is a large living/dining room which provides further access to a garden room. To the first floor are four double bedrooms, one with en-suite shower room, as well as a beautifully refurbished family bathroom. Stairs from the landing lead to the second floor bedroom complete with Velux rooflights and fitted storage. Outside the property is approached via private parking area with gated access to private and enclosed rear garden.

Being situated in Sedbury, a range of local facilities are close at hand to include local primary and secondary schools, shops and pub. With a further abundance of amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

#### SERVICES

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

#### AGENTS NOTE

The property benefits from owned solar panels, which generate approximately £1,000 per annum





### FAMILY BATHROOM

A beautifully refurbished bathroom comprising a four piece white suite including low level WC with concealed cistern, wash hand basin with chrome mixer tap inset into vanity unit, freestanding roll top bath with chrome mixer tap and double walk-in shower enclosure with mains fed shower over. Chrome heated towel rail. Porcelain tiled walls and floors. Frosted uPVC double glazed window to rear elevation.

### SECOND FLOOR STAIRS AND LANDING

Landing area with built in eaves storage. Separate door leading to a boarded attic space providing an area for additional storage.

### BEDROOM 5

**5.54m x 3.66m (18'2" x 12')**

A well-proportioned double bedroom offering versatile use, either as a fifth bedroom or indeed further reception or hobby space. Two Velux windows to the front elevation enjoying views across surrounding countryside and toward Sedbury Park Estate. Two Velux windows to the rear elevation. Built in storage cupboard.

### OUTSIDE

To the front the property is approached via brick paviour driveway with access to garage and gateway leading to the rear garden. The rear gardens occupy a private position with low maintenance paved seating area and artificial lawn. With borders laid to Cotswold stone and mature shrubs.



### GROUND FLOOR

#### RECEPTION HALL

Composite double glazed door to front elevation leads into the welcoming entrance hall. Understairs storage cupboard. Stairs to first floor.

#### KITCHEN

**3.35m x 3.20m (11' x 10'6")**

A well presented and modernised kitchen appointed with a matching range of base and eye level oak fitted storage units, with quartz stone worktops. Fitted with one and a half bowl sink unit with chrome mixer tap. Fitted appliances include eye level electric oven and combi grill, five ring gas hob with extractor over, dishwasher and fridge/freezer. Tiled flooring. Window to front elevation.

#### UTILITY ROOM

Appointed with a matching range of units and with space for washing machine. Stainless steel one bowl and drainer sink unit with chrome mixer tap. Frosted uPVC double glazed side door. Tiled flooring

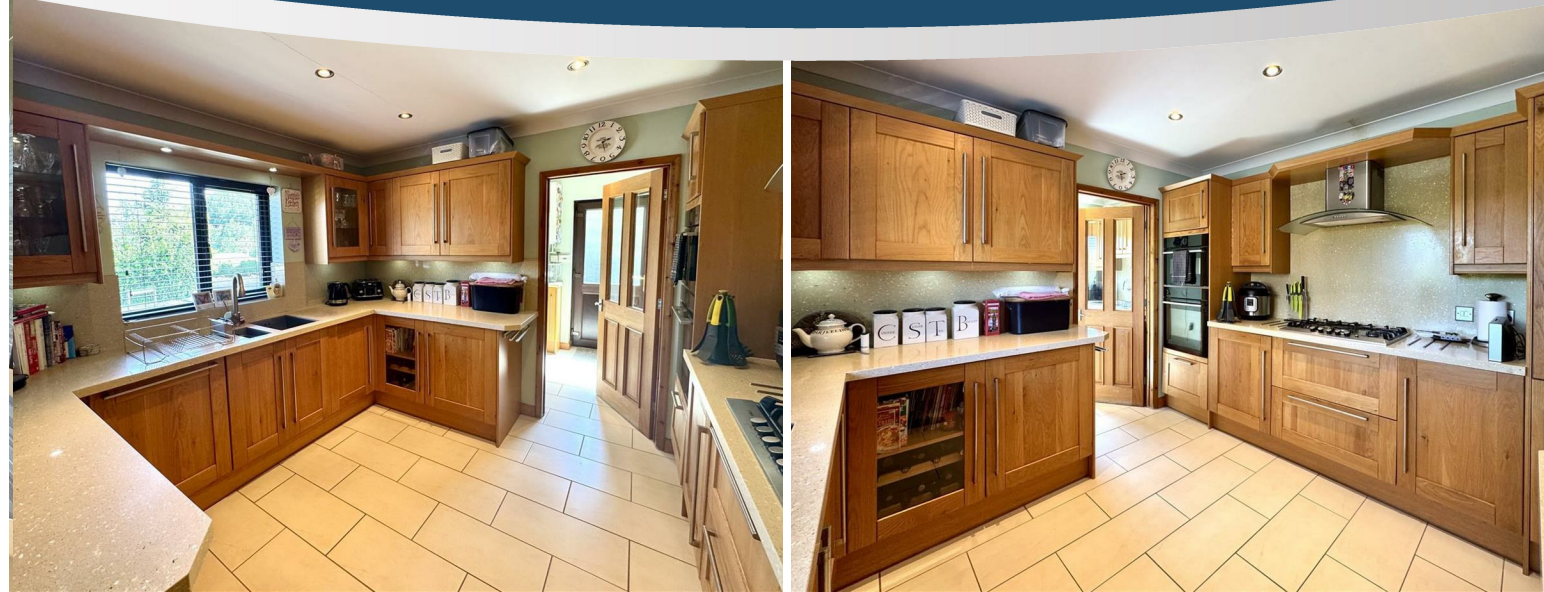
#### GROUND FLOOR WC

Comprising a two piece white suite to include low level WC and wash hand basin with chrome taps. Tiled walls and flooring. Frosted window to side elevation.

#### LIVING/DINING ROOM

**6.73m x 3.94m (22'1" x 12'11")**

A spacious open plan reception area with feature brickwork fireplace with inset electric fire. uPVC double glazed window and sliding door to garden room.





### GARDEN ROOM

**6.78m x 3.96m maximum overall (22'3" x 13' maximum overall)**

A bright and airy room with composite roof and spotlighting. Tiled flooring. Feature cast iron wood burner. Access to garage.

### FIRST FLOOR STAIRS AND LANDING

Window to the front elevation enjoying open far-reaching views towards Sedbury Park Estate. Built in cupboard with hanging space and shelves. Stairs to second floor.



### BEDROOM 1

**3.94m x 2.95m (12'11" x 9'8")**

A generous double bedroom with uPVC double glazed window to front elevation and fitted wardrobes. Access to:-

### EN-SUITE SHOWER ROOM

Comprising a three piece white suite to include low level WC and wash hand basin both inset into vanity unit, double shower cubicle with mains fed shower over. Fully tiled walls and flooring. Chrome heated towel rail. Frosted uPVC double glazed window to rear elevation.

### BEDROOM 2

**4.11m x 2.90m (13'6" x 9'6")**

A sizeable double bedroom with fitted wardrobes and uPVC double glazed window.

### BEDROOM 3

**4.45m x 2.69m (14'7" x 8'10")**

A double bedroom with fitted wardrobes and uPVC double glazed window.

### BEDROOM 4

**2.97m x 2.69m (9'9" x 8'10")**

A double bedroom with fitted wardrobes and uPVC double glazed window.

