

# H & H

HOUSE & HOME  
PROPERTY AGENTS



11 Orchard Farm Close,  
Sedbury, Chepstow, NP167BG

£314,950





# 11 Orchard Farm Close, Sedbury, Chepstow, NP167BG £314,950



## Description

This tastefully extended and spacious semi-detached home is located in a sought-after cul-de-sac, offering an ideal setting for family living. Viewing is highly recommended to fully appreciate the generous accommodation and stylish finishes throughout.

The property features a welcoming reception hall, a bright living room that flows seamlessly into the dining area, and a spacious conservatory with French doors opening onto the private rear garden. The well-appointed L-shaped kitchen/breakfast room provides ample space for cooking and dining. Upstairs, the primary bedroom benefits from a modern en-suite shower room, complemented by three further bedrooms and a contemporary family bathroom. Externally, the property boasts driveway parking to the front and a well-maintained, sunny rear garden.

Situated just a short distance from Sedbury's local amenities, as well as a reputable junior and secondary school with a sixth form, this property offers convenience and accessibility. Nature enthusiasts will appreciate the proximity to the Offa's Dyke and Wye Valley Greenway walks. Additionally, the market town of Chepstow, with its wide range of facilities, is just a stone's throw away. Commuting is easy with excellent bus and rail connections in Chepstow, as well as easy access to major road and motorway networks, bringing larger towns and cities within reach.

## Reception Hall

Approached via UPVC panelled door. Tiled floor. Contemporary style radiator. Stairs to first floor landing. Door to living room.

## Living Room

13'10 x 12'05 (4.22m x 3.78m)

Useful storage cupboard. Contemporary style radiator.

UPVC double glazed window to front elevation. Open to dining room.

## Dining Room

10'03 x 7'10 (3.12m x 2.39m)

Wood effect flooring. Panelled radiator. French doors to conservatory. Door to kitchen breakfast room.

## Kitchen Breakfast Room

15'8" x 15'5" I-shaped measurement (4.80m x 4.70m I-shaped measurement)

The kitchen is fitted with a matching range of base and eye level storage units all with granite effect work surfaces over and tile splash backs. Single drainer stainless steel sink and mixer tap set into work surface. Built in double fan assisted oven and grill. Five ring gas hob set into work surface with stainless steel splash back, extractor and lighting over. Space for american style fridge freezer. Plumbing and space for dishwasher and automatic washing machine. Tiled floor throughout. Panelled radiator. UPVC double glazed door and window to rear garden.

## Conservatory

15'09 x 8'09 (4.80m x 2.67m)

Power points and lighting. Tiled floor throughout. UPVC double glazed windows to all sides. French doors to rear garden.

## First Floor Stairs and Landing

Doors off.

## Bedroom One

17'05 x 7'04 (5.31m x 2.24m)

Coving. Wood effect flooring. Panelled radiator. UPVC double glazed window to front elevation. Door to en-suite shower room.

Tel: 01291 418418

### En-Suite Shower Room

Inset spotlighting and extractor to plain ceiling. Modern white suite to include low level dual push button flush W.C. Wash hand basin and chrome waterfall tap set over vanity unit. Walk in enclosure Fixed shower and separate shower attachment. Mirror shower screen. Chrome towel radiator. Full tiling to walls. Tiled floor. UPVC double glazed window to rear elevation.

### Bedroom Two

13'11 x 8'11 (4.24m x 2.72m)

Panelled radiator. UPVC double glazed window to front elevation.

### Bedroom Three

10'03 x 8'11 (3.12m x 2.72m)

Panelled radiator. UPVC double glazed window to rear elevation with views.

### Bedroom Four

9'07 max 6'07 max (2.92m max 2.01m max)

Built in storage. Panelled radiator. UPVC double glazed window to front elevation.

### Bathroom

Inset spotlighting and extractor to plain ceiling. Modern white suite to include low level dual push button flush

W.C. Wash hand basin and chrome mixer tap set over vanity unit. Bath with chrome mixer tap and shower attachment over. Chrome towel radiator. Full tiling to walls. Tiled floor. Opaque UPVC double glazed window to rear elevation.

### Garden

Footpath and gate to the side of the property leads to the good sized, sunny and private rear garden. There is a large paved seating area, perfect for entertaining during the warmer months. The remainder of the garden is laid to lawn with fence to the boundary.

### Driveway

Ample parking for two to three vehicles depending on size.

### Material Information

Council Tax Band - C

Tenure - Freehold

We are informed the property is of standard construction.

Mains electricity. Mains gas. Mains water. Mains drainage.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>





Road Map



Hybrid Map



Terrain Map



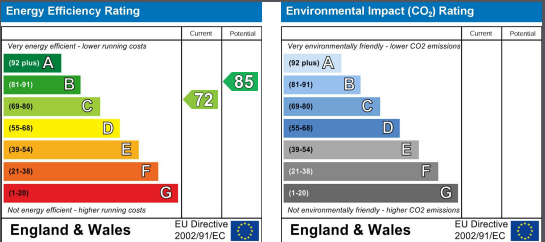
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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