



SEDBURY

Guide price **£420,000**



1 DORMOUSE PLACE

Sedbury, Chepstow, Gloucestershire NP16 7FX



3-bed detached property
Desirable location close to secondary school
Garage and off-road parking

This beautifully presented three-bedroom detached house is an ideal home for first-time buyers and is located in the popular area of Sedbury. The accommodation comprises an entrance hall, kitchen-diner, living room, three bedrooms (including a principal bedroom with an en-suite), a ground-floor cloakroom, and a family bathroom.

The property features low-maintenance enclosed gardens to the front and rear, ample parking, and a garage. It is within walking distance or a short drive to Chepstow Town Centre and is conveniently close to the M48 Motorway network, providing easy commutes to Bristol, London, Newport, and Cardiff. Additionally, a regular bus service stops at the entrance to The Martins, offering further convenience for travel to and from Chepstow.



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KEY FEATURES

- 3 Bedroom detached property
- Landscaped garden, low maintenance
- Easy access to motorway links
- Beautifully presented throughout
- Garage and off-road parking for two vehicles
- Still under builder warranty



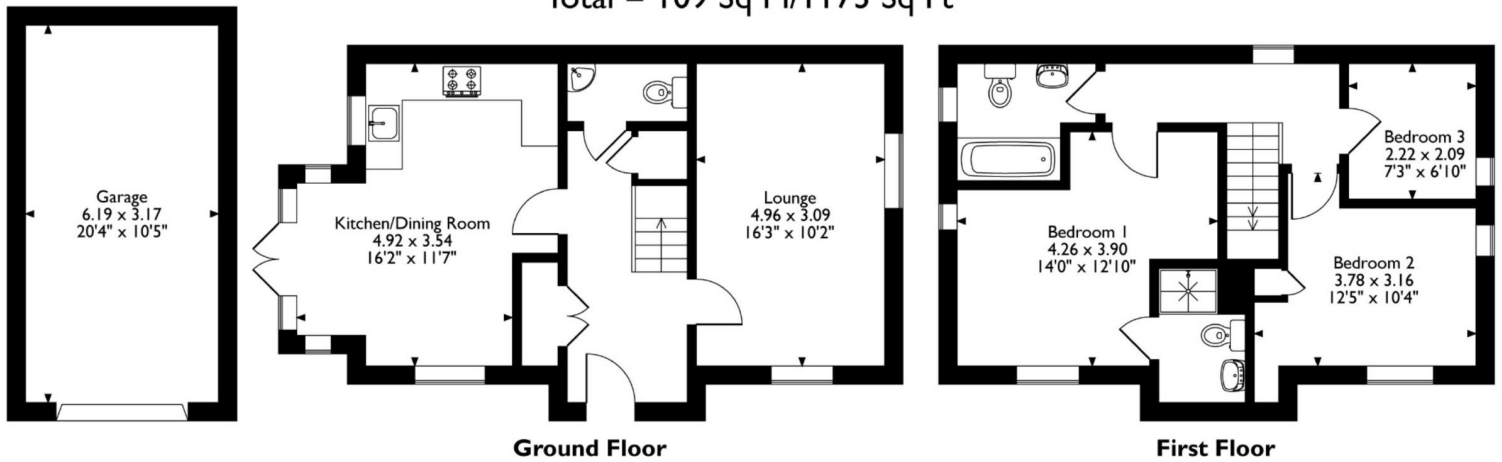
STEP INSIDE



As you step inside, you'll immediately notice the attention to detail, with modern flooring and tasteful décor throughout. The bright and spacious kitchen-diner features French doors that open onto the rear side garden, creating an ideal space for entertaining. The kitchen is equipped with a sleek, stainless-steel oven and hob, further enhancing the contemporary feel of this property.

The ground floor also benefits from a convenient WC and a spacious lounge filled with natural light, thanks to dual windows - an advantage of this corner plot positioned on a quiet cul-de-sac. The lounge offers lovely views overlooking a grassy area and a pathway leading to the local children's play area.

Approximate Gross Internal Area
 Main House = 89 Sq M/958 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Total = 109 Sq M/1173 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

As you ascend to the first floor, you'll find three well-proportioned bedrooms. The principal bedroom boasts a luxurious en-suite with a large shower and a convenient alcove, perfect for fitted wardrobes.

The property also includes two additional bedrooms and a modern family bathroom, all finished to a high standard.

STEP OUTSIDE



The property includes a private driveway with ample parking space for two vehicles, offering both convenience and peace of mind for homeowners and visitors. This private parking solution not only enhances security but also ensures hassle-free parking, making it a practical and attractive feature of the home. Additionally, the garage, which is equipped with electricity, adds extra versatility to your outdoor space, making it ideal for use as storage or a hobby area.

INFORMATION

Postcode: NP16 7FX

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

From our Chepstow office proceed up the High Street and under the arch. Continue up Moor Street and at the T-Junction turn left onto the A48. Take the A48 out of Chepstow passing Tesco on your right and continue over the bridge. Take your first exit on the right signposted Sedbury. At the roundabout take the second exit and then follow the road through the development and the road is the last turning on the left. Sign posted I Dormouse Place and the property is on the left situated on the corner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92-100)	A	83	
(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	

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