



SED BURY

Guide price £425,000



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# 16 CRANE POOL AVENUE

Sedbury, Chepstow, Gloucestershire NP16 7FS



4 bed detached property

Walking distance to Chepstow town centre and amenities

Garage and plenty of parking

Sedbury is located on the outskirts of the historic market town of Chepstow, where residents can enjoy a variety of shopping facilities and supermarkets, including Tesco and Marks & Spencer. The town also boasts a leisure centre, numerous bars and restaurants, and beautiful footpaths through the stunning Wye Valley, including the nearby Offa's Dyke footpath.

Education options in the area are excellent, with prominent private schools such as St. John's within walking distance, as well as a selection of state schools nearby. For commuters, Tutshill offers convenient access to the regional centres of Bristol (19 miles), Cardiff (33 miles), and Newport (21 miles). The property is just 3 miles from Junction 2 of the M48 Motorway (Chepstow Severn Bridge) and approximately 10 miles from the M4/M5 interchange.

Public transport options are plentiful in the area, with train stations conveniently located at Chepstow, Lydney, and Severn Tunnel Junction. Additionally, Bristol Parkway Mainline Station is just a 25-minute drive away, offering quick access to London in approximately 1 hour and 25 minutes. This makes Tutshill an attractive location for those who appreciate a balance of rural tranquility and easy access to urban amenities. Whether commuting for work or leisure, residents can enjoy the best of both worlds in this charming community.





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### KEY FEATURES

- 4 Bedroom detached
- Large kitchen dinner
- Remainder of Builder warranty
- Garage with off-road parking
- Close to local amenities in Chepstow



# STEP INSIDE



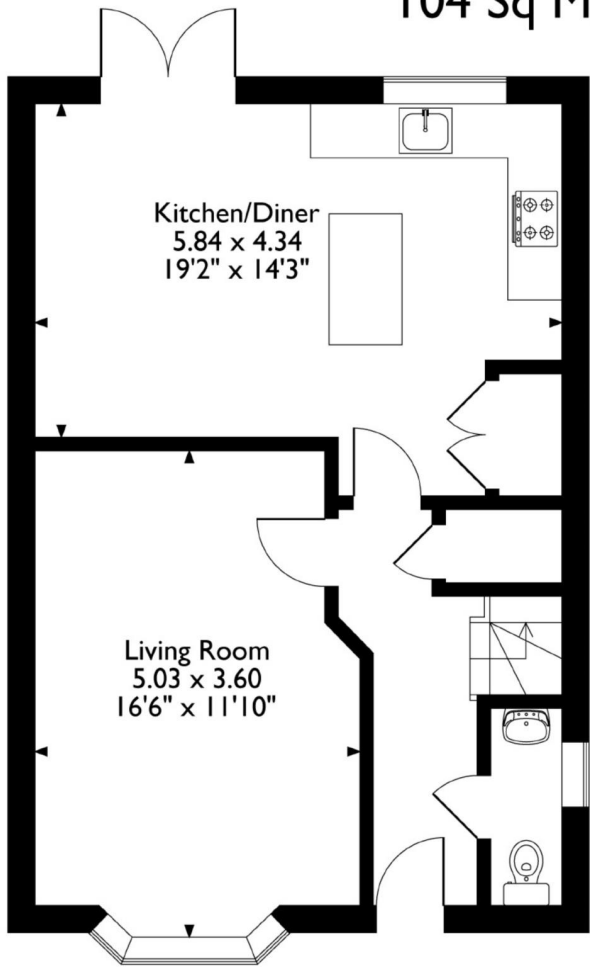
This beautifully presented four-bedroom detached house is the perfect next home for a growing family, ideally situated in the sought-after area of Sedbury.

The well-designed accommodation features an inviting entrance hall that leads to a spacious kitchen-diner, perfect for family meals and entertaining.

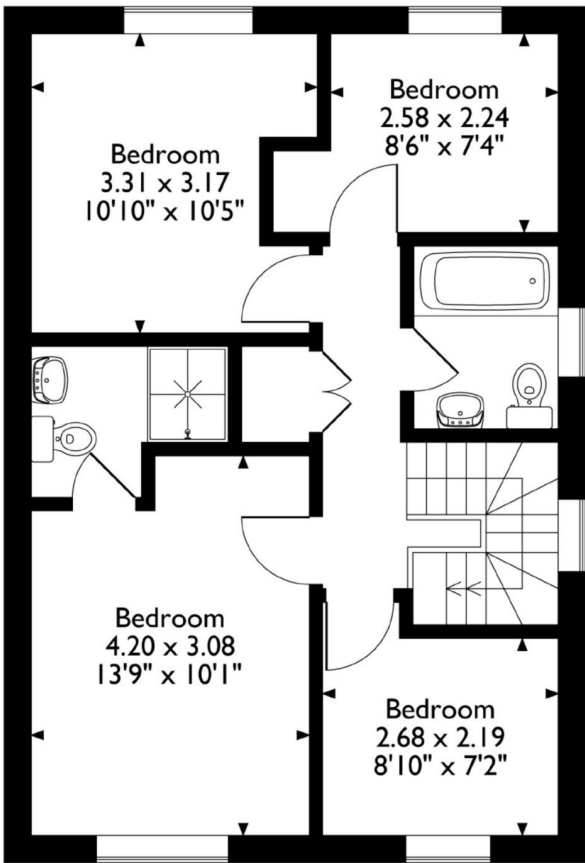
The comfortable living room provides a cosy space for relaxation.

The property boasts four well-appointed bedrooms, including a principal bedroom with its own en-suite bathroom for added convenience.

Approximate Gross Internal Area  
104 Sq M/1120 Sq Ft



Ground Floor



First Floor

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.

Additionally, there is a ground-floor cloakroom and a family bathroom, ensuring ample facilities for all.

This home is a fantastic opportunity for those looking to upgrade to a lovely family environment.



# STEP OUTSIDE



The property boasts a private driveway that comfortably accommodates two vehicles, providing convenience and peace of mind for both homeowners and guests. This secure parking solution enhances safety and eliminates the hassle of finding street parking, making it an appealing feature. Furthermore, adding versatility to your outdoor space. It can serve as additional storage or be transformed into a hobby area, catering to various needs and preferences. Overall, these features contribute to a practical and functional living environment.

## INFORMATION

Postcode: NP16 7FS  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: B



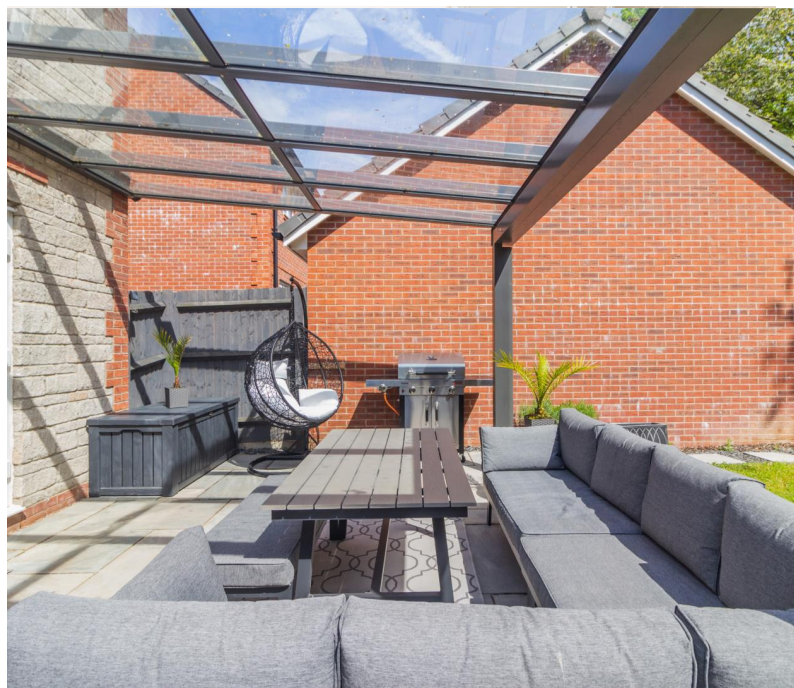




## DIRECTIONS

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 first exit and then follow the road through the development and the property is on the right.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		94
B (81-91)	84	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.