



SEDBURY, CHEPSTOW

Guide price £330,000



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# 12 ORCHARD FARM CLOSE

Sedbury, Chepstow, Gloucestershire NP16 7BG



4-bed semi-detached property  
Beautifully presented  
Close to local amenities and schools

This four-bedroom semi-detached home offers excellent space for a growing family, featuring a modern kitchen-diner and a useful utility room. A bonus is an en-suite bathroom in the principal bedroom, enhancing comfort and convenience with off-road parking all situated in a cul de sac location on the edge of Sedbury, within walking distance of local amenities including a Spar shop, chemist, butchers, local schools, and the Offa's Dyke Path

Further outdoor activities and historical interest are close by, including the renowned Wye Valley, Sedbury Cliffs, Chepstow and Caldicot Castles, and Tintern Abbey. Chepstow town centre, approximately 1.5 miles away, provides a range of facilities such as shops, restaurants, pubs, a leisure centre, and various transport links, including road, rail, and bus. The M48 motorway offers convenient commuting to Bristol and London to the east, and Newport and Cardiff to the west. Gloucester is around 28 miles distant via the A48.





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## KEY FEATURES

- Semi-detached 4 Bedroom extended property
- Off-road parking
- Easy walking distance to primary and secondary schools
- Modern kitchen/ diner
- Beautifully presented
- Ensuite to the principal bedroom



# STEP INSIDE



Upon entering the property, you'll immediately notice the modern updates and fresh decor in contemporary tones.

The kitchen stands out with its sleek white wall and floor units, complemented by a wrap-around breakfast bar and integrated appliances, offering a clean and uncluttered appearance.

The addition of herringbone LVT flooring further enhances the space, adding a touch of elegance and durability.

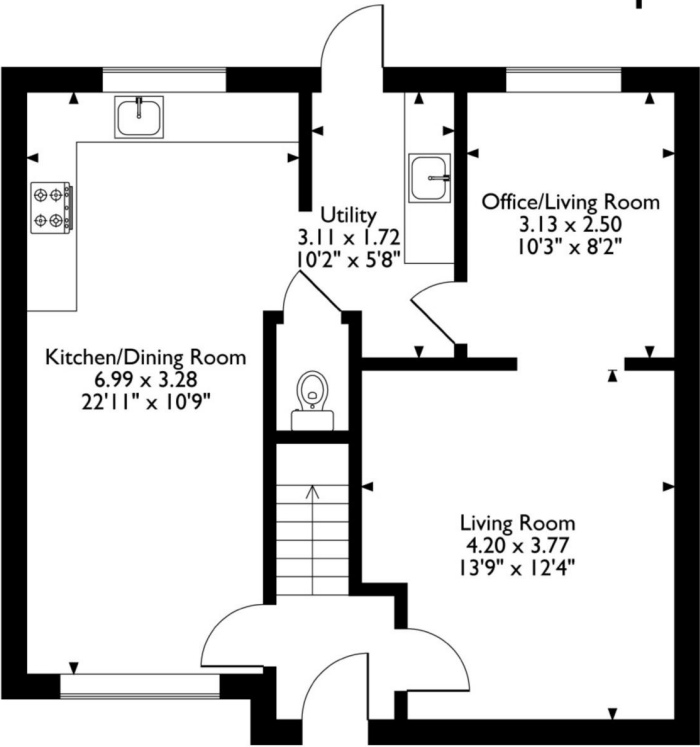
The property also features a useful utility room and convenient access to the rear garden.

Proceeding to the lounge area, you'll observe the property's upgrades, including beautiful laminate flooring that enhances the warmth and appeal of the space. Ascending to the first floor, you'll find four bedrooms, with the principal bedroom located in the extension, featuring an ensuite shower room complete with a modern shower and WC.

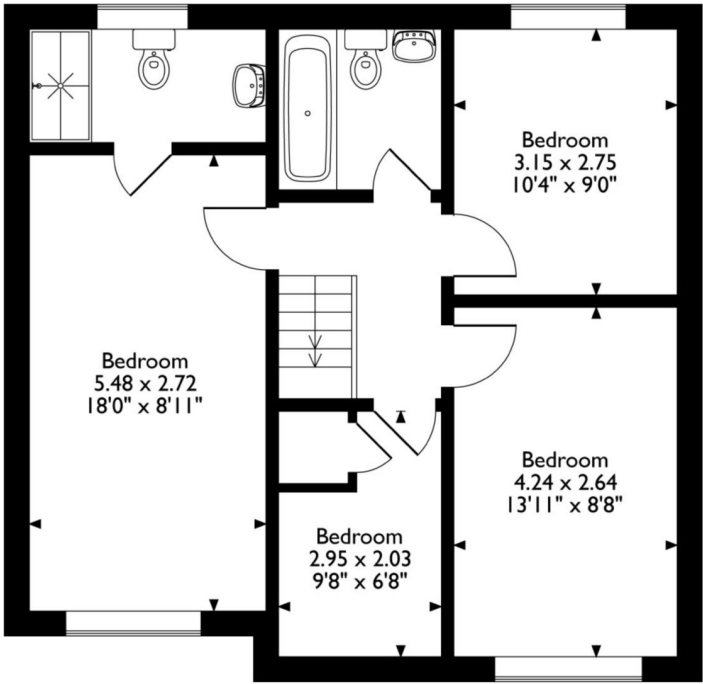


Approximate Gross Internal Area

114 Sq M/1228 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.

The modern family bathroom is sleek, contemporary, and minimalistic, with fully fitted grey tiles providing a calm and clean backdrop to the white suite.

The three additional bedrooms, two of which are doubles, make this a great-sized family home.

# STEP OUTSIDE



As you enter the rear garden, you'll find a large patio area that's perfect for children to play. The garden features multiple levels, including areas covered with astroturf for low-maintenance greenery. There's also a sizable summer house nestled in the corner, offering additional storage or a cosy space to relax and enjoy the garden.

The property includes parking space at the front for up to three cars.

## INFORMATION

Postcode: NP16 7BG  
Tenure: Freehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC: C







## 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 left, continuing past Wyedean School and take the second turning right into King Alfred Road. Take the turning left into Maddock Road and, as the road bears around to the left, take the turning right into Danes Hill. Carry on along this road and turn right into Orchard Farm Close where the property can be found on the right-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		84
B (81-91)		
C (69-80)	75	
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.