



## DIRECTIONS

From our Chepstow office proceed over the old Wye Bridge, continuing up to the mini roundabout bearing right onto Beachley Road, take the first left onto Sedbury Lane and then take the second right where you will find Middleton on your right-hand side.

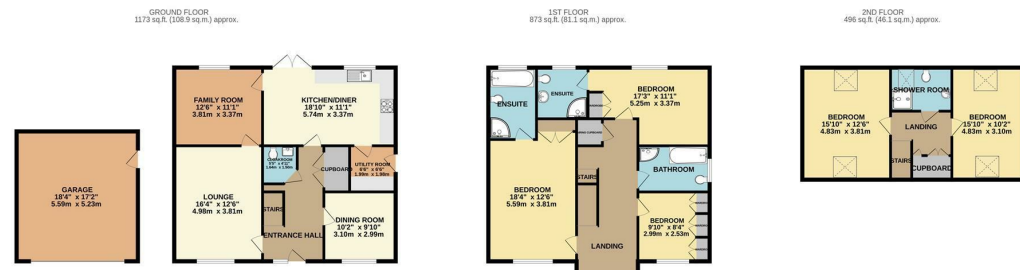
## SERVICES

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

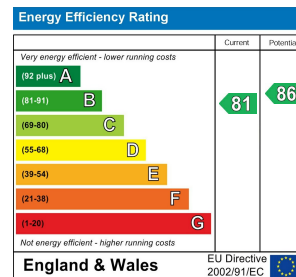
Council Tax Band G

## TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 2542 sq.ft. (236.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Hergoys 12/2014



**MIDDLETON, SEDBURY LANE, TUTSHILL, CHEPSTOW,  
GLOUCESTERSHIRE, NP16 7DU**

5 4 3 B

**£670,000**

Sales: 01291 629292  
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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.

Middleton comprises a detached house constructed in 2014 located in a small cul-de-sac of three properties on the popular Sedbury Lane in Tutshill, itself a sought-after village on the periphery of Chepstow with excellent access to local schools, shops and other amenities, as well as the M48 motorway bringing Cardiff and Bristol within commuting distance.

The vendors have carried out upgrades during their ownership, principally a super new kitchen with matching utility room.

The house offers entrance hall, living room, study, dining room and the aforementioned kitchen with utility room. To the first floor a principal bedroom with en-suite, adjacent to this is bedroom 5 currently used as an attractive dressing room, also on this floor is the principal guest suite with en-suite and family bathroom and to the top floor two further double bedrooms with shower facilities. The property benefits from a double garage and stands in a small manageable courtyard style gardens.

## OUTSIDE

### GARAGE

Attached double garage presented to a good standard with vinyl flooring, painted walls and electric roller garage door.

### GARDENS

As aforementioned Middleton stands in small manageable gardens, to the front with lawned area, to the side with a paved courtyard seating area and to the rear a pretty walled garden with small lawned area and sun terrace.



**BEDROOM 5/DRESSING ROOM**

**3.05m x 2.90m (10' x 9'6")**

With an extensive range of built-in wardrobes. Window to front elevation.

**FAMILY BATHROOM**

Appointed with panelled bath, low level WC, wash hand basin and step-in shower. Window to side elevation.

**SECOND FLOOR STAIRS AND LANDING**

With linen storage cupboard.

**BEDROOM 3**

**4.83m x 3.05m (15'10" x 10')**

With two Velux roof lights.

**BEDROOM 4**

**4.83m x 3.86m (15'10" x 12'8")**

With Velux roof lights.

**SHOWER ROOM**

Appointed with a three-piece suite comprising step-in shower cubicle, low level WC and wash hand basin.

**GROUND FLOOR**

**ENTRANCE HALL**

With contemporary door to front elevation. Wood flooring. Storage cupboard. Stairs to first floor.

**CLOAKROOM/WC**

Appointed with a two-piece suite to include low level WC and wash hand basin.

**LIVING ROOM**

**4.95m x 3.81m (16'3" x 12'6")**

A bright reception room with window to front elevation. Wood flooring.

**DINING ROOM**

**3.81m x 3.15m (12'6" x 10'4")**

With window to rear garden. Wood flooring.



### KITCHEN/BREAKFAST ROOM

5.74m x 3.35m (18'10" x 11')

Superbly updated with a matching range of base and eye level storage units with worktop and kickplate lighting. Granite work surfacing, inset one and a half bowl and drainer stainless steel sink unit and stainless steel Range cooker. Integrated dishwasher and fridge. French door and window to rear garden and ceramic flooring.

### UTILITY ROOM

1.99m x 1.98m (6'6" x 6'5")

With a range of storage units with work surfacing over, inset single bowl and drainer sink unit. Space for washing machine and undercounter fridge or freezer. Half glazed door to side elevation and wall mounted gas boiler.

### STUDY

3.12m x 2.84m (10'3" x 9'4")

With window to front elevation.



### FIRST FLOOR STAIRS AND LANDING

A spacious landing with window to front elevation.

### PRINCIPAL BEDROOM

5.26m x 3.81m (17'3" x 12'6")

A lovely principal bedroom with built-in wardrobes and window to front elevation. Access to :-

### EN-SUITE BATHROOM

Appointed with a four-piece suite comprising panelled bath, low level WC, wash hand basin and shower. Part tiled walls. Window to side elevation.

### PRINCIPAL GUEST BEDROOM

5.23m x 3.30m max (17'2" x 10'10" max)

A double bedroom with window to rear elevation. Access to :-

### EN-SUITE SHOWER ROOM

Appointed with a three-piece suite comprising step-in shower, low level WC and wash hand basin. Part tiled walls. Window to rear elevation.

