

DIRECTIONS

From our Chepstow office proceed over the Wye Bridge taking the first turning right, at the mini roundabout bear left towards Sedbury, pass through the shops and continue down the hill where you will find Arlington Court on your left-hand side.

SERVICES

All mains services are connected, to include mains gas central heating. Council Tax Band E

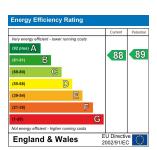
TENURE - FREEHOLD

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









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.





4 ARLINGTON COURT, SEDBURY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7EZ



£479,950

Sales: 01291 629292 E: sales@thinkmoon.co.uk This property in Arlington Court comprises a substantially improved and updated four bedroom family house which has benefitted from a substantial loft conversion creating another two versatile rooms and briefly comprises to the ground floor, entrance hall, kitchen, utility room, WC, lounge, dining room and conservatory. To the first floor are four bedrooms (one ensuite) and family bathroom, to the second floor are two versatile rooms and a shower room. The property has a private rear garden with summer house which is heated and fully insulated and could be used as a home office. The property is well presented throughout and is located in a quiet cul-de-sac close to local schools, shops and other amenities, as well as Chepstow's town centre, with the M48 motorway at Chepstow offering commuting potential.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation. Stairs off with glass balustrade. Understairs storage cupboard. Wood effect flooring.

KITCHEN

$3.35m \times 3.35m (11' \times 11')$

Updated with a matching range of contemporary base and eye level storage units with ample work surfacing over and breakfast bar. Inset one and a half bowl and drainer sink unit. **CONSERVATORY** Fitted appliances include twin eye level oven and five ring 3.45m x 2.74m (11'4" x 9') induction hob with extractor hood over and dishwasher. Part With French doors to rear garden. tiled walls and tiled flooring. Window to front elevation.

UTILITY ROOM

Door to side elevation. Appointed with a matching range of base and eye level storage units with ample work surfacing over. Inset one bowl and drainer sink unit. Space for washing machine, fridge and freezer. Tiled flooring. Door to:-

GROUND FLOOR CLOAKROOM/WC

Appointed with a two-piece suite to include low level WC and wash hand basin inset to vanity storage unit. Tiled splashbacks. Window to front elevation.

LIVING ROOM

7.32m x 4.70m (24' x 15'5")

A most impressive reception room with feature fireplace with inset gas fire. Window to rear elevation and patio door to :-

DINING ROOM

4.34m x 2.87m (14'3" x 9'5")

With window to front elevation.

FIRST FLOOR STAIRS AND LANDING

Airing cupboard and storage cupboard. Stairs to second floor. Window to front elevation.









BEDROOM 1

3.91m x 2.92m (12'10" x 9'7")

A double bedroom with an extensive range of built-in wardrobes. Window to front elevation. Door to:-

EN-SUITE SHOWER ROOM

Updated with a three-piece suite comprising step-in shower, low level WC and wash hand basin inset to vanity storage unit. Fully tiled walls and flooring with under floor heating. Window to rear elevation.

BEDROOM 2

4.52m x 2.67m (14'10" x 8'9")

A double bedroom with window to front elevation.

BEDROOM 3

$4.37m \times 2.74m (14'4" \times 9')$

A double bedroom with built-in wardrobes. Window to rear elevation.

BEDROOM 4

3.35m x 2.54m (11' x 8'4")

A double bedroom with window to front elevation.

Appointed with an updated contemporary bathroom suite with SERVICES freestanding bath, step-in shower, low level WC and wash All mains services are connected, to include mains gas hand basin. Fully tiled walls and flooring with under floor central heating. heating. Window to rear.

SECOND FLOOR STAIRS AND LANDING

Access door into the loft space.

ROOM 5

$3.84m \times 2.44m (12'7" \times 8')$

A good size versatile room with window to rear elevation.

ROOM 6

3.23m x 2.87m (10'7" x 9'5")

Another good size versatile room with window to rear elevation.

SHOWER ROOM

Appointed with a three-piece suite to include step-in shower, low level WC and wash hand basin inset to vanity storage unit. Fully tiled walls and flooring. Window to rear.

The property stands in pleasant front and rear gardens, to the front is a lawned area and double driveway, to the rear is an attractive garden with a paved patio and lawned area with an extensive range of shrubs and pond. Summer house which is heated and fully insulated and could be used as a







