



DIRECTIONS

From our Chepstow office proceed down the High Street onto the one way system proceeding over the old Wye Bridge. Proceed up the hill passing over the two mini roundabouts. Proceed along this road taking the last right hand turn into Bigstone Meadow before heading back on to the A48. Proceed into Bigstone Meadow where following the numbering you will find the property on your right hand side.

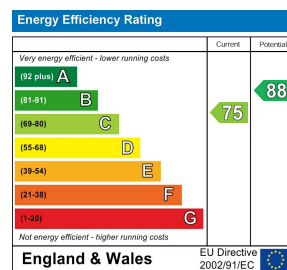
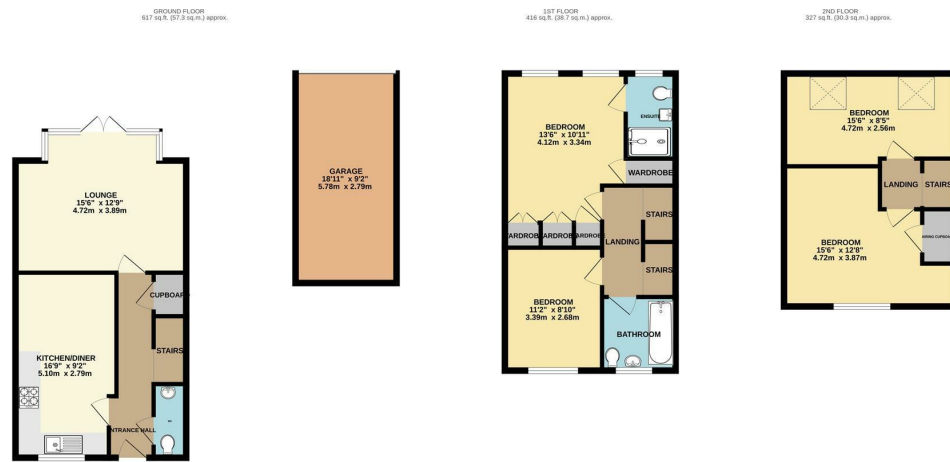
SERVICES

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

Council Tax Band C

TENURE - FREEHOLD

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



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.



**30 BIGSTONE MEADOW, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7JU**

4 **2** **1** **C**

£340,000

Sales: 01291 629292
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Bigstone Meadow comprises an immaculate mid-terrace three storey town house, situated on this popular residential development within the sought-after village of Tutshill. The well planned and versatile accommodation briefly comprises to the ground floor; entrance hall, WC/cloakroom, open plan kitchen/diner and a generous lounge with French doors to rear garden. whilst to the first floor there are two double bedrooms, including the principal with en-suite, as well as a family bathroom. The second floor comprises, two further double bedrooms. Further benefits include a low maintenance westerly facing rear garden, driveway parking for one vehicle and a single car garage. The property would suit a variety of markets, and we strongly advise an internal viewing to appreciate what this property has to offer.

GROUND FLOOR

ENTRANCE HALL

Door to front elevation leads into a welcoming entrance hall. Stairs to the first floor. Useful under stairs storage cupboard.

WC/CLOAKROOM

Comprising a neutral suite to include low level WC and pedestal wash hand basin with tile splashback. Frosted window to the front elevation.

KITCHEN/DINER

5.10m x 2.79m (16'8" x 9'1")

A fantastic open plan space comprising a range of contemporary fitted wall and base units with wood effect laminate work tops. Inset one and a half bowl and drainer sink unit with mixer tap. Integrated appliances to include four ring induction hob with extractor hood over, electric oven/grill below, fridge, separate freezer and washing machine. Window to the front elevation. Dining space providing plenty of space for dining table, perfect for dining and entertaining.

LOUNGE

4.72m x 3.89m (15'5" x 12'9")

Comprising a well-proportioned reception room enjoying a feature fireplace with electric log effect fire. Bay window to the rear elevation enjoying view over the garden, as well as French doors.

FIRST FLOOR STAIRS AND LANDING

Providing access to all first-floor rooms. Half turn staircase leads to the second floor.

PRINCIPAL BEDROOM

4.12m x 3.34m (13'6" x 10'11")

Comprises a generous and well-proportioned double bedroom benefiting built-in wardrobes to one width. Walk-in cupboard. Two window to rear elevation. Door to :-

EN-SUITE

Comprising a modern neutral suite to include large double width walk-in shower cubicle with glass shower

screen and mains fed shower over, wash hand basin inset to vanity unit with mixer tap and low-level WC. Part tiled walls. Frosted window to rear elevation.

BEDROOM 4

3.39m x 2.68m (11'1" x 8'9")

Offering versatile use either as a fourth double bedroom or indeed as an ideal home office as currently utilised. Also providing potential for a second reception/snug space. Window to the front elevation.

FAMILY BATHROOM

Comprising a modern neutral suite to include panelled bath with mains fed shower over, glass shower screen and tiled surround, wash hand basin and low-level WC. Frosted window to the front elevation.

SECOND FLOOR STAIRS AND LANDING

Providing access to second floor rooms.

BEDROOM 2

4.72m x 3.87m (15'5" x 12'8")

A generous double bedroom with a window to the front elevation, enjoying far reaching views towards the Severn Estuary. Loft access point. Airing cupboard housing the gas boiler.

BEDROOM 3

4.72m x 2.56m (15'5" x 8'4")

Again, a double bedroom with two Velux windows to the rear elevation.

OUTSIDE

To the front is a paved pathway and steps lead to the front entrance, and a small fully enclosed low maintenance garden area laid to stones. To the rear is a private and low maintenance westerly facing garden comprising a paved patio area, a couple of areas laid to decking providing fantastic space for dining and entertaining, a range of mature plants and shrubs and pathway leading to gated pedestrian access at the rear, which in turn leads to the driveway with parking for one vehicle and single car garage with manual up and over door, power and lighting. The rear garden is fully enclosed by timber fencing.

SERVICES

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

