



DIRECTIONS

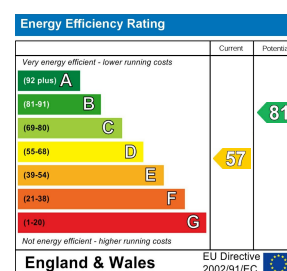
From our Chepstow office proceed down the High Street onto the one-way system over the old iron bridge proceeding up into Tutshill . At the two mini roundabouts, turn right passing the local store on the left hand side. At the next mini roundabout take the left turn onto Sedbury Lane. Proceed along Sedbury Lane, taking the left turn into Bigstone Grove taking the second turning into Bigstone Close where you will find the property.

SERVICES

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

TENURE - FREEHOLD

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



**1 BIGSTONE CLOSE, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7EP**

3 1 3 D

OFFERS OVER £425,000

**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.

Moon & Co. are delighted to offer to the market this detached family house originally constructed by Bovis Homes in the early 1970's and located in a quiet and sought after cul-de-sac, within the popular village of Tutshill, itself located on the outskirts of Chepstow. The village benefits from many good local amenities and well-respected local school.

The property is well presented throughout and briefly comprises to the ground floor entrance hall, cloakroom/WC, sitting room, kitchen, dining room and large conservatory, whilst to the first floor are three bedroom, one with dressing area and a family bathroom. A particularly noteworthy feature of this property is the attractive south westerly rear garden.

GROUND FLOOR

ENTRANCE HALL

With door to side elevation. Stairs to first floor.

CLOAKROOM/WC

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

LIVING ROOM

5.75m x 3.60m (18'10" x 11'9")

A spacious and light main reception room with two windows to front elevation. Feature fireplace with inset gas fire.

KITCHEN

3.61m x 2.60m (11'10" x 8'6")

Updated with a range of contemporary storage units with ample work surfacing over and concealed work top and kick plate lighting. Inset one bowl and drainer sink unit. Four ring gas hob with eye level electric double oven. Space for fridge and dishwasher. Tiled flooring. Window to rear elevation. Door to: -

UTILITY ROOM

With space for washing machine. Door to rear elevation.

DINING ROOM

3.01m x 2.70m (9'10" x 8'10")

Accessed from entrance hall with patio doors to:-

CONSERVATORY

A large 'P' shape conservatory with French doors to rear garden.

FIRST FLOOR STAIRS AND LANDING

Access to all first floor rooms.

BEDROOM 1

5.75m x 3.65m max (18'10" x 11'11" max)

AGENTS NOTE – This was originally bedroom 1 and 4 but the vendors removed the wall between the two bedrooms to create a dressing area. This could easily be re-instated if a fourth bedroom required.

This attractive double bedroom offers a large dressing area with built-in wardrobes along with two window to front elevation.

BEDROOM 2

3.81m x 2.96m (12'5" x 9'8")

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

BEDROOM 3

2.70m x 2.69m (8'10" x 8'9")

A good size bedroom with built-in wardrobe and window to rear elevation.

BATHROOM

Appointed with a four-piece suite to include step-in shower, low level WC, bath and wash hand basin. Fully tiled walls and flooring. Window to side elevation.

OUTSIDE

GARAGE

A side driveway with car port leads to the single car garage with up and over door. Power and lighting connected.

GARDENS

To the front is a lawned area with a range of mature plants and shrubs. To the rear the gardens are a particularly attractive feature of this house being of a generous size with a south westerly aspect mainly level and laid to lawn with a good variety of trees, flowers and mature shrubs.

SERVICES

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

