



SEDBURY, CHEPSTOW

Guide price **£425,000**



3 BULLRUSH WAY

Sedbury, Chepstow, Gloucestershire NP16 7FT



4 bedrooms, detached, beautifully presented property
Many upgrades throughout the property from new
No upper chain

A four-bedroom detached property situated on the outskirts of Barratt's development, overlooking open fields on a quiet no-through road. This charming home offers spacious living in a peaceful setting with scenic views towards the open countryside. The property has been significantly upgraded, and this is immediately evident upon entering, with thoughtful features and enhancements throughout.

Situated in a highly convenient location, just a short walk from local schools and on the edge of Chepstow town centre, this property offers easy access to amenities and community facilities. The home is still under warranty, providing peace of mind for prospective buyers. It features ample parking space approximately three spaces and a garage. The property also boasts a secure, private rear garden, making it ideal for families and outdoor enthusiasts alike. Combining modern comforts with a prime location, this home truly is a wonderful place to call your own.



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KEY FEATURES

- 4-bedroom detached Barratt-built property
- Beautiful kitchen with many additional extras
- Larger than average rear garden for a new development
- Parking for 3 vehicles with garage
- Still under builder's warranty
- No upper chain



STEP INSIDE



This is an exceptionally great property, offering lovely views over open fields and situated on the fringe of the Barratt development.

As you enter, you'll notice that the current owners have added many enhancements that truly elevate the home. The flooring throughout the ground floor is laid in a neutral-toned herringbone-patterned LVT, complemented by brushed steel sockets and switches, with walls finished in neutral tones and subtle touches that make this a truly special home.

The kitchen is a beautiful space overlooking the rear garden. Of generous proportions, it features on-trend cabinetry with fitted appliances and light-coloured worktops that complement the kitchen units. An open-plan dining area provides ample space, with enough room to accommodate a small sofa, creating a perfect, family-friendly living space.

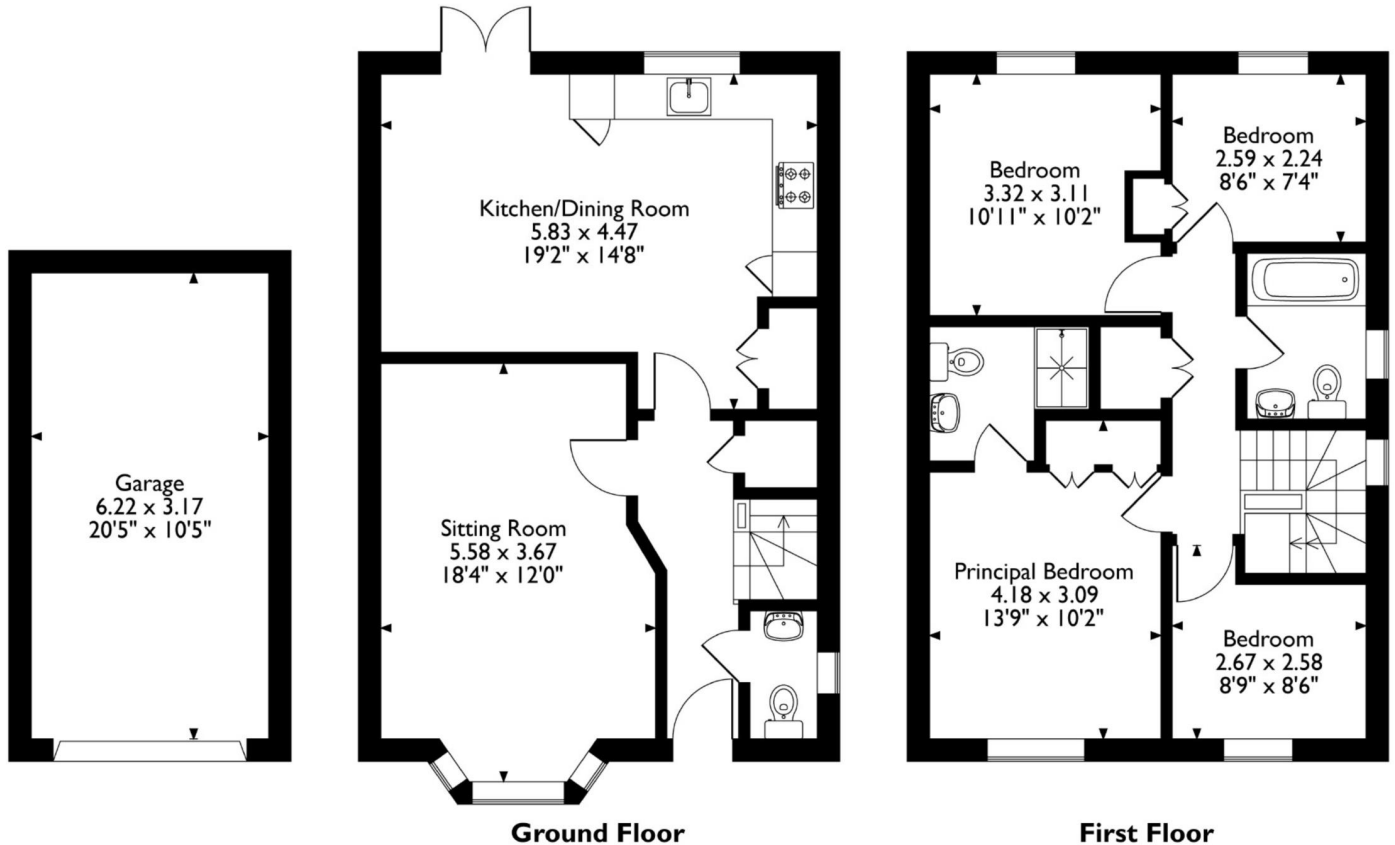
3, Bullrush Way Sedbury, Chepstow, Gloucestershire

Approximate Gross Internal Area

Main House = 105 Sq M/1130 Sq Ft

Garage = 20 Sq M/215 Sq Ft

Total = 125 Sq M/1345 Sq Ft



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.

As you ascend to the first floor, you'll find four bedrooms, including the principal bedroom.

The principal bedroom boasts additional fitted wardrobes in a stylish, contemporary design, along with an en-suite shower room.

There is also a family bathroom to accommodate guests and the needs of the household.

STEP OUTSIDE



The property boasts a private driveway that comfortably accommodates two vehicles (plus an additional parking space), complemented by a single garage for added convenience and peace of mind. This secure parking solution enhances safety and eliminates street parking hassles, making it a highly desirable feature. The garage also offers versatile use - serving as extra storage or transforming into a hobby area to suit various needs. Overall, these features contribute to a practical and functional living environment.

The south-facing garden creates an inviting outdoor space, perfect for relaxing, entertaining, or enjoying outdoor activities.

AGENTS NOTE:

We are advised that there is currently approx 6 years remaining on the NHBC warranty (2026). There will be a management fee for the maintenance of the open grounds in the development. We are advised there is a vehicular right of access to the two neighbouring properties.

INFORMATION

Postcode: NPI 6 7FT
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: B





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 and follow the road along to the end of the development and the property is on the right overlooking the field.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92-100) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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