



# TUTSHILL

Guide price **£425,000**



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# 17 BIRCH GROVE

Tutshill, Chepstow, Gloucestershire NP16 7FH



Beautifully presented  
Large luxury kitchen/diner  
Private rear level garden

This newly built three bedroom detached home, which offers a well-designed layout and private rear garden, sits in the extremely desirable location of Tutshill. This small village is situated within walking distance of Chepstow on the fringe of Gloucestershire. The nearby Forest of Dean is easily accessible with the surrounding walks and many outdoor pursuits.

Also, the town of Chepstow has a charming high street with Marks & Spencer, Boots and great restaurants and bars. In addition to the local amenities, the property allows for easy access to Bristol, Cardiff and London with fantastic road and rail links.

There are several Primary and Secondary schools within proximity, including the well-renowned St John's private school as short distance. Making this an ideal home for a family.



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£425,000



### KEY FEATURES

- Architect designed detached property
- Plenty of additional off-road parking
- Luxury fitted kitchen/family room
- Vacant upon completion
- Still under builder warranty
- Principal suite with en suite





# STEP INSIDE



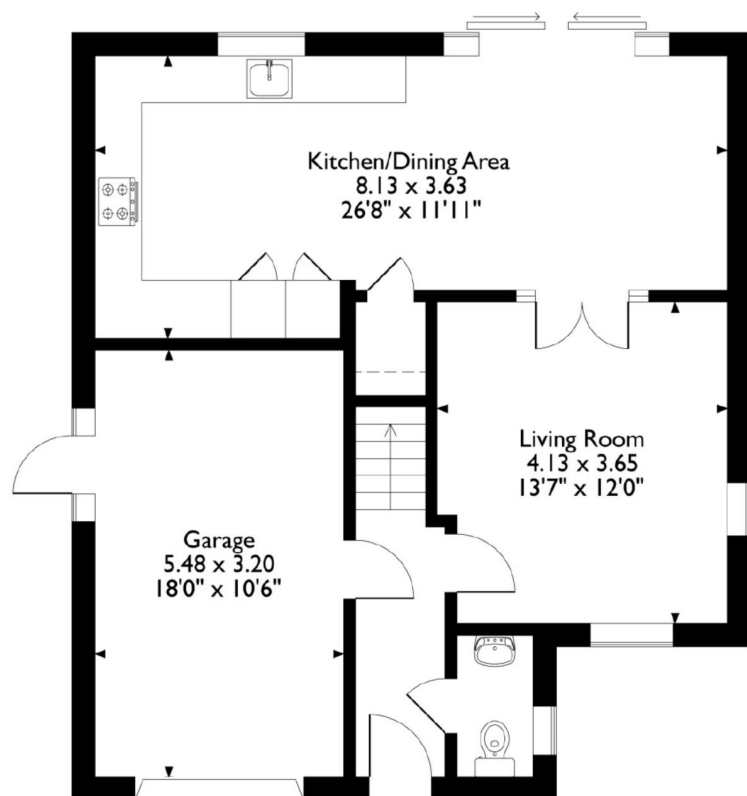
A welcoming reception hall, there is access to the modern cloakroom just off the main hallway and entrance through to the lounge.

The lounge is presented well and is light and airy from two feature windows.

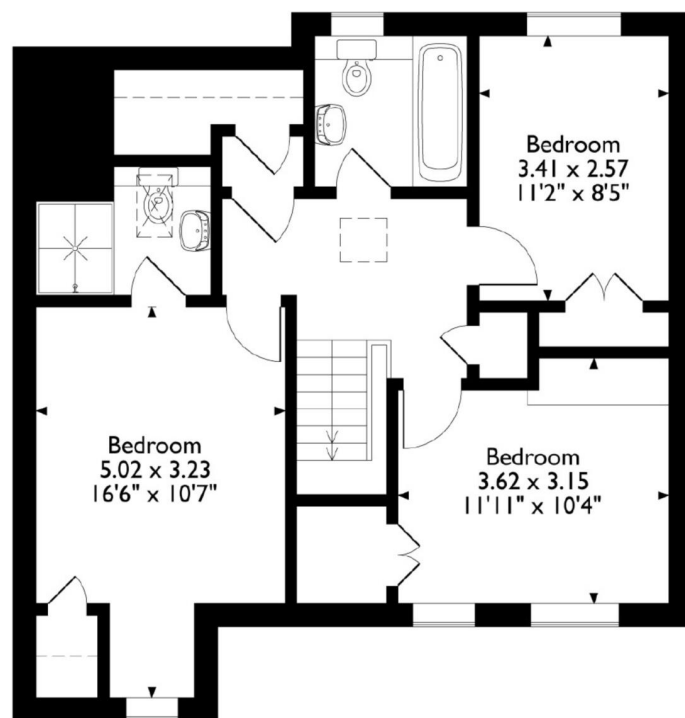
Looking through the glass double doors, allowing even more light into this space, leading through to this sizable kitchen-diner.

Which spans across the width of the property, another design triumph is the fridge freezer which in this property, is cleverly tucked away and built-in along with the integrated dishwasher and built-in oven and hob giving the kitchen a sleek fitted with a well-equipped range of high-spec units and quartz worktops and a double Belfast sink this kitchen has a luxurious feel. Also with added addition of having Kardean flooring fitted throughout.

## Approximate Gross Internal Area 130 Sq M/1399 Sq Ft



**Ground Floor**



**First Floor**

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.

The heart of this home and main selling point is the fabulous kitchen and dining area, if required the dining area could be utilised as a family area with sofas if additional living space was required.

With French doors giving access to the rear sun terrace and private rear garden The property is a must to view.

The first floor gives access to three bedrooms, with the principal bedroom having the luxury of an en-suite shower room. There are two additional good size bedrooms and a bathroom that has a luxury feel with a modern fitted suite.

'I bought the property as I loved the location and the easy access to the beautiful Forest of Dean and knew it would make an ideal home. The property was built with detail to the design and layout with high-end fixtures and fittings,' says the vendor.



# STEP OUTSIDE



Stepping outside of the property there is off-road parking and a single integral garage. The rear garden is accessed via the French doors from the kitchen onto a private rear patio area and level lawned grassed area.

The current owners have laid the lawn with grass mainly for easy maintenance, but with some gardening skills and design this could be made into your perfect outdoor space for entertaining and enjoying the afternoon sun.

## INFORMATION

Postcode: NP16 7FH  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: B







## DIRECTIONS

From our Chepstow office proceed down the High Street onto the one-way system. Continue over the old Wye Bridge and proceed up the hill to the double mini-roundabouts proceed directly straight over. Continue along this road taking the last right turn into Birch Grove before reaching the A48. The property is situated on the left-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		93
B (81-91)	83	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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