



# TUTSHILL

Guide price **£340,000**



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# 9 BIGSTONE GROVE

Tutshill, Nr Chepstow, Gloucestershire NP16 7EN



3 bed detached Bungalow  
Situated in Tutshill  
No Upper chain

This lovely 3-bedroom detached bungalow is being offered to the market for the first time since it was built in 1967. Located in the desirable village of Tutshill, this charming bungalow features three bedrooms, an L-shaped wrap-around lounge/dining room, a well-appointed quality solid oak kitchen, a family bathroom, and a lovely conservatory.

Additional benefits include private rear gardens and driveway parking for several vehicles, leading to a detached garage that provides ample storage or additional parking space.

Tutshill is a delightful area with a fascinating history and beautiful natural landscapes. Its name, "Tutshill," is derived from the antiquated term "tut," which signifies a watchtower that once provided a lookout over the scenic River Wye. This historical significance is complemented by its position along the Offa's Dyke Path, a celebrated National Trail that meanders for 177 miles along the border between England and Wales. This trail offers not only exceptional hiking opportunities but also a chance to experience the stunning vistas and rich wildlife that the region has to offer.

Outdoor enthusiasts will find plenty to enjoy in and around Tutshill. The Wye Valley offers a stunning landscape ideal for walking, cycling, and birdwatching, while Sedbury Cliffs provides dramatic views and opportunities for exploration. History buffs will appreciate the proximity of significant historical sites, including the impressive Chepstow and Caldicot castles, as well as the iconic Tintern Abbey, which attracts visitors from all over.

With its blend of outdoor activities, rich wildlife, and historical intrigue, Tutshill is a wonderful destination for those looking to immerse themselves in the natural beauty and heritage of the area.





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£340,000



### KEY FEATURES

- Three bedroom detached bungalow
- No Upper chain
- Located in a sought-after location of Tutshill
- Walking distance to Chepstow Town Centre
- Garage and additional parking for several vehicles





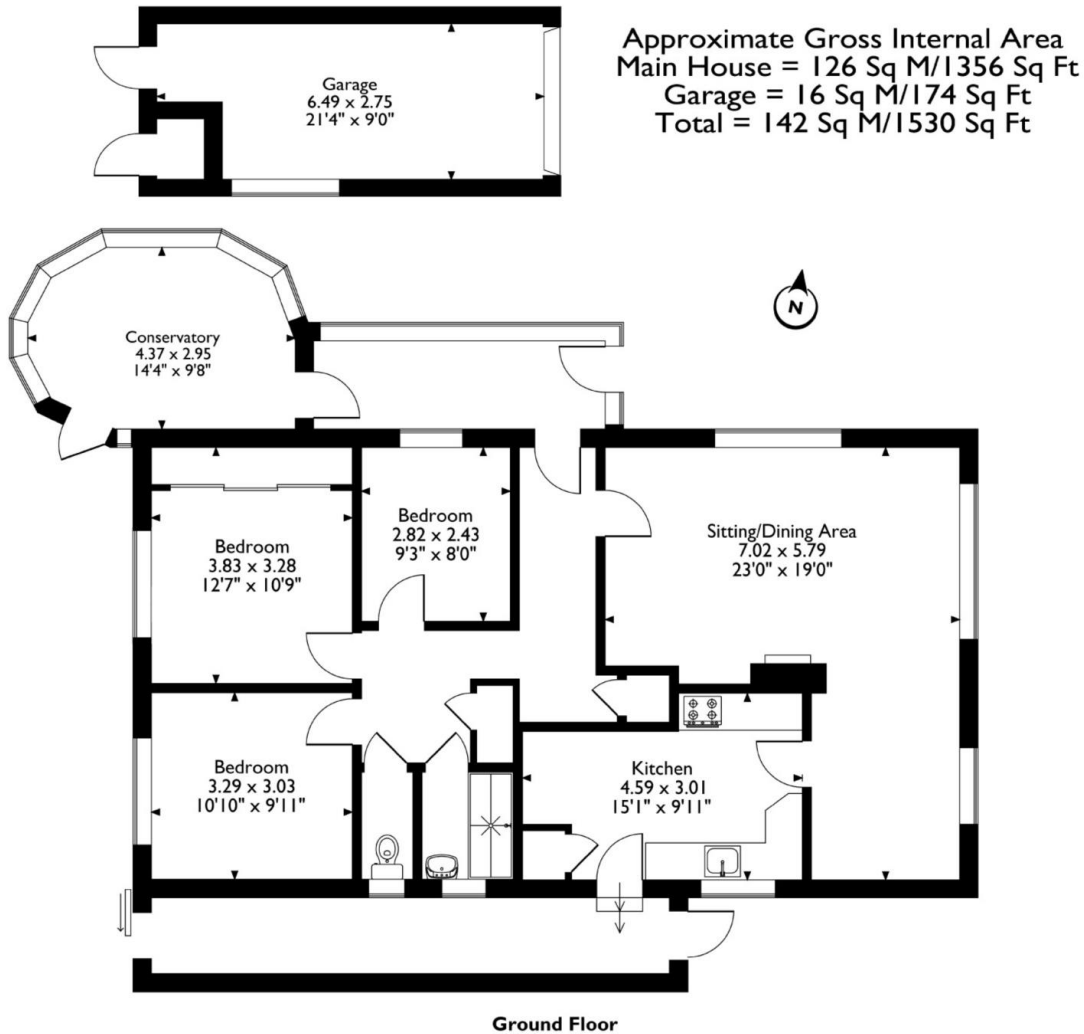
# STEP INSIDE



As you step inside the porch/conservatory, you'll appreciate the additional space it provides, perfect for a cosy sitting area overlooking the rear garden and side patio.

Entering the property through a welcoming hallway with a beautiful wooden parquet wooden block flooring, you're greeted by a lovely, large L-shaped room that wraps around the front of the bungalow, featuring several large windows that bring in an abundance of natural light and create a bright, open living space while offering pleasant views of the front aspect.

The kitchen is designed with solid oak units and ample worktop space and enough room to have a small breakfast table, making it both functional and stylish. It conveniently has access to the side door and an enclosed glass passageway leading to the rear garden, enhancing the flow of the home.



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 bungalow boasts three bedrooms, the two larger bedrooms situated at rear of the property.

One of the significant advantages of this layout is its flexibility; the rooms can be utilised in a variety of ways to suit your individual needs.

Additionally, there is a family shower room and separate toilet thoughtfully located to serve the bedrooms.

This charming bungalow offers both comfort and the potential for personalisation, making it an ideal place to call home.



# STEP OUTSIDE



As you step outside, you'll find a charming, sizable garden filled with mature and lovely plants that enhance the property's appeal. This delightful outdoor space not only creates a serene atmosphere but also offers a sense of privacy.

A convenient detached garage enhances your storage options, providing space for hobbies or a workshop. Enjoy plentiful parking for several vehicles on the private driveway.

#### AGENTS NOTE:

We are advised that there are two lintels to the rear elevation that will need replacement.

The vendor also advises that the loft is fully boarded.

## INFORMATION

Postcode: NP16 7EN

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: E







## 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 third exit and then continue straight on until you come to another roundabout. Take the second turning and proceed along this road Sedbury Lane, then take the first turning left, and the property is on the left.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		84
C (69-80)		
D (55-68)		
E (39-54)	50	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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