



# SEDBURY, CHEPSTOW

Guide price **£430,000**



ARCHER & Co



# 2 CRANE POOL AVENUE

Sedbury Chepstow, Gloucestershire NP16 7FS



4 bed detached ex show home property  
Walking distance to Chepstow town centre and amenities.  
Professionally landscaped garden

This is a wonderful ex-showhome that features numerous additional upgrades and enhancements added when it was purchased from the developer. As you will notice, the property sits elevated from the road, offering excellent curb appeal, and is constructed with attractive stonework that adds to its charm. Additionally, it comes with the remainder of the builder's NHBC warranty, providing peace of mind for its new owners.

Sedbury, situated on the outskirts of the historic market town of Chepstow, offers residents a vibrant community with a wide range of amenities. Shopping facilities and supermarkets, including Tesco and Marks & Spencer, are readily accessible, while leisure pursuits are well catered for with a leisure centre, numerous bars and restaurants, and scenic footpaths through the stunning Wye Valley, including the nearby Offa's Dyke footpath.

The area boasts excellent educational options, with prominent private schools such as St. John's within walking distance, alongside a selection of high-quality state schools. For commuters, Tutshill provides convenient access to regional centres: Bristol (19 miles), Cardiff (33 miles), and Newport (21 miles). The property is just 3 miles from Junction 2 of the M48 Motorway (Chepstow Severn Bridge) and approximately 10 miles from the M4/M5 interchange, facilitating straightforward travel.

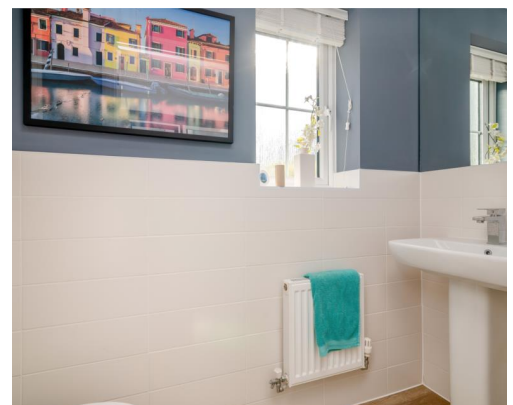


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### KEY FEATURES

- 4 Bedroom Ex show home
- Large kitchen dinner/Diner
- Garage with off-road parking for two vehicles
- Close to local amenities in Chepstow
- Many additional extras throughout the home





# STEP INSIDE

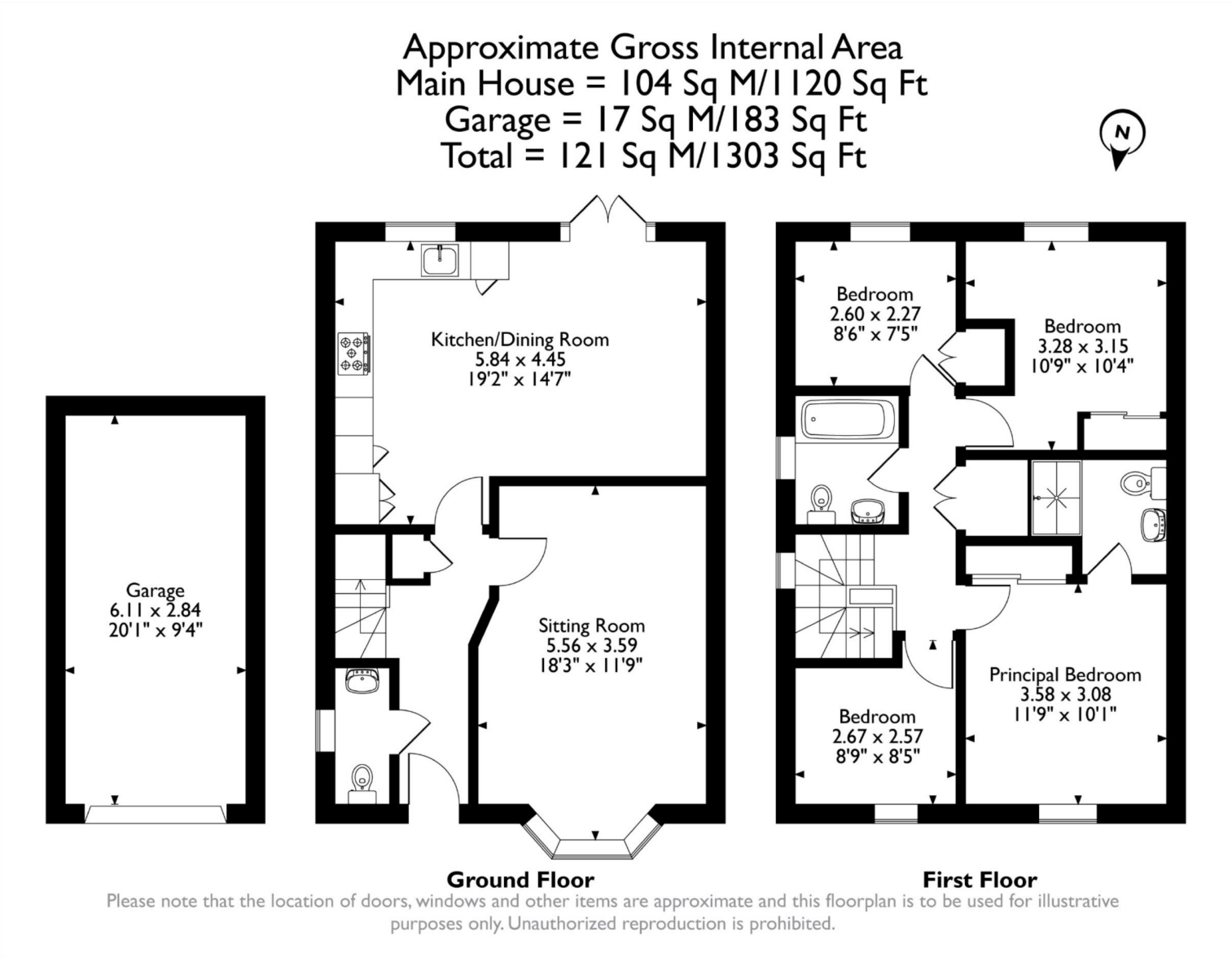


This beautifully presented four-bedroom detached house is an ideal next home for a growing family, perfectly located in the popular area of Sedbury.

The thoughtfully designed accommodation features an inviting entrance hall that leads into a spacious kitchen-diner, ideal for family meals and entertaining, with fitted appliances and French doors opening to the rear garden from the dining area.

The cosy living room provides a comfortable space for relaxation.

There is also a ground-floor WC for added convenience.





# STEP OUTSIDE



The property features a private driveway that comfortably accommodates two vehicles, complemented by a single garage for added convenience and peace of mind. This secure parking solution enhances safety and eliminates the hassle of street parking, making it a highly desirable feature. Additionally, the garage offers versatility, serving as extra storage space or being transformed into a hobby area to suit various needs and preferences. Overall, these features contribute to a practical and functional living environment.

The garden has been professionally landscaped and boasts a lovely pergola surrounded by mature planting, creating an inviting outdoor space perfect for relaxing, entertaining, or enjoying outdoor activities. The thoughtful design and greenery add charm and privacy, making the garden a true oasis for residents.

#### AGENT'S NOTE:

We are advised that there is currently 7 years remaining on the NHBC warrantee (2025).

## INFORMATION

Postcode: NP16 7FS

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 the property is on the right.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
A	(92-100)	84	
B	(81-91)		
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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