



TUTSHILL

Guide price **£445,000**



ARCHER & CO

THE BUNGALOW

Coleford Road, Tutshill, Chepstow, Gloucestershire NP16 7BU



3 bed detached pretty dormer bungalow
Situating in desirable village of Tutshill
No upper chain

This delightful three-bedroom dormer bungalow is located in the highly sought-after area of Tutshill, known for its excellent schools, including the nearby St. John's private school, all within walking distance. This property boasts a charming cottage feel and offers comfortable accommodations, with the principal bedroom conveniently situated on the ground floor.

The spacious lounge and conservatory provide a lovely view of the rear garden, perfect for relaxation and entertaining. One of the unique features of this home is the stylish kitchen-diner that offers an open, airy feel, complemented by a distinctive staircase within the dining area, leading to the two additional bedrooms and bath room on the first floor. This bungalow is an ideal blend of character and functionality, making it a wonderful place to call home.

Tutshill is a vibrant community with numerous great spots to explore. You can enjoy a visit to the charming café on the hill, where you can relax with a coffee and take in the scenic views. The local recreation area offers open spaces for outdoor activities, making it an ideal place for families and individuals to unwind and immerse themselves in nature.

In addition to its friendly atmosphere and play area, Tutshill boasts convenient amenities, including a local convenience store and butcher, ensuring that everyday needs are easily met. There's also a doctor's office, providing essential healthcare services within the community. With its blend of community spirit, natural beauty, and convenient amenities, Tutshill is indeed a wonderful place to live and explore.



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KEY FEATURES

- 3 Bedroom detached dormer bungalow
- Recently updated Kitchen with granite worktops
- Garage and off road parking
- Located in desirable village of Tutshill
- Landscaped garden with pretty summer house



STEP INSIDE

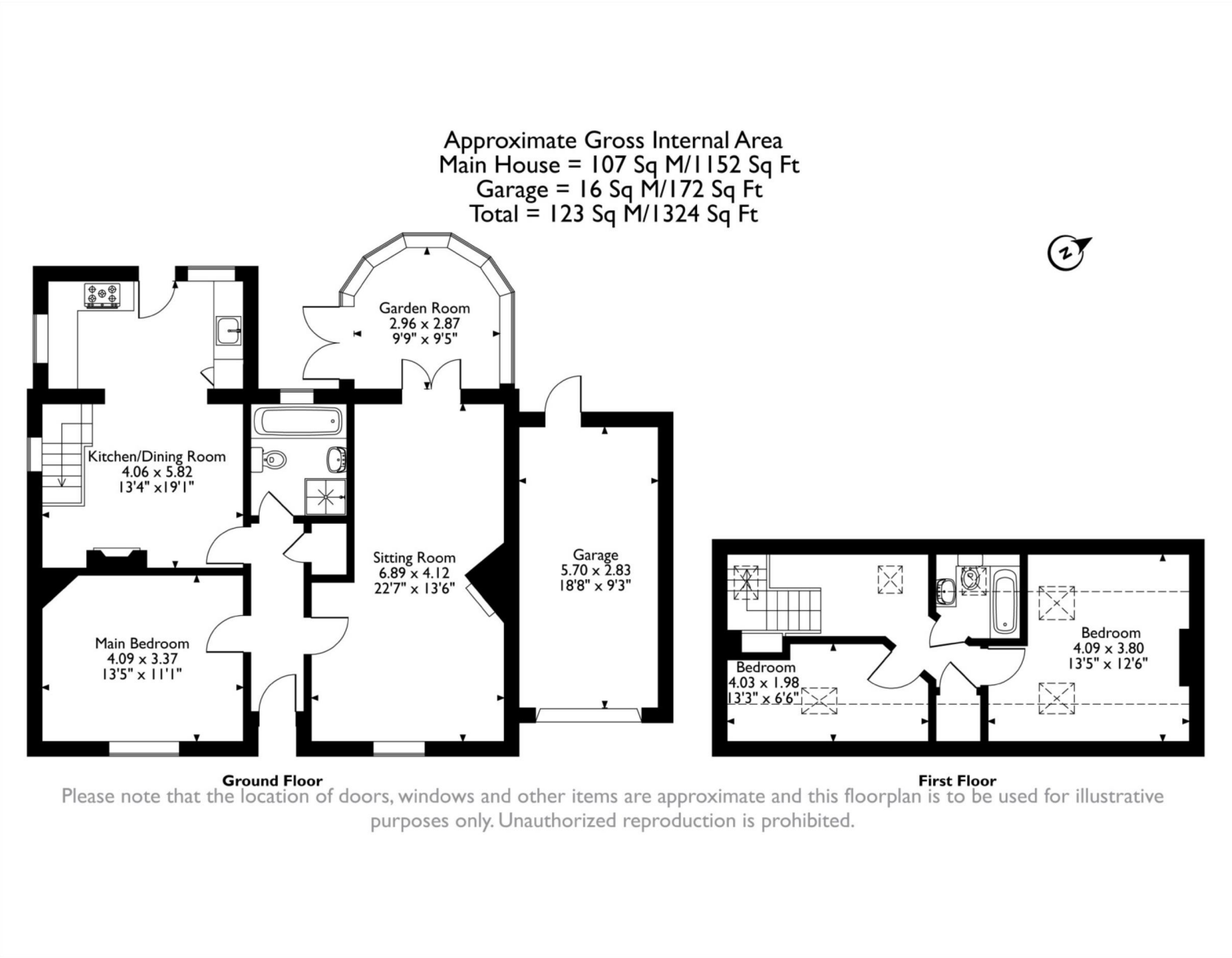


As you step inside this charming bungalow after walking along the path, you'll immediately notice the pretty shutters adorning the exterior, adding to its cottage-like appeal.

The interior is quite deceptive; to your left, you'll find a lovely double principal bedroom, providing a cosy retreat, and a family bathroom on the ground level makes this a flexible property. To the right, the main lounge welcomes you in, seamlessly leading to the inviting conservatory that overlooks the garden.

This property is truly a hidden gem, presenting an incredible opportunity to purchase your next home in a fantastic location. The high-quality kitchen features beautiful granite worktops and a stable door that opens onto the rear garden, seamlessly blending indoor and outdoor living.

The lovely dining area offers ample space for a table and sofas, perfect for gathering around the woodburner and feature fireplace, creating a cosy atmosphere for entertaining and relaxation. The open-plan stairs add to the charm of the space, wrapping around the room and highlighting the stunning vaulted ceiling, which adds a sense of grandeur and openness.



As you ascend to the first floor, you will find two additional bedrooms, each offering a comfortable and inviting atmosphere.

These well-appointed spaces are perfect for family, guests, or even a home office. A stylish bathroom on this level provides convenience and completes the upper floor, enhancing the overall appeal of this lovely home.

STEP OUTSIDE



The garden is undoubtedly the most delightful aspect of this property, having been thoughtfully designed over the years. It boasts various seating areas and winding paths that invite you to explore its far corners, creating a serene oasis for relaxation and enjoyment. This home combines charm, potential, and outdoor beauty, making it a wonderful place to live and create lasting memories.

AGENTS NOTE:

Please refer to the title plan for the official boundary

INFORMATION

Postcode: NP16 7BU

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

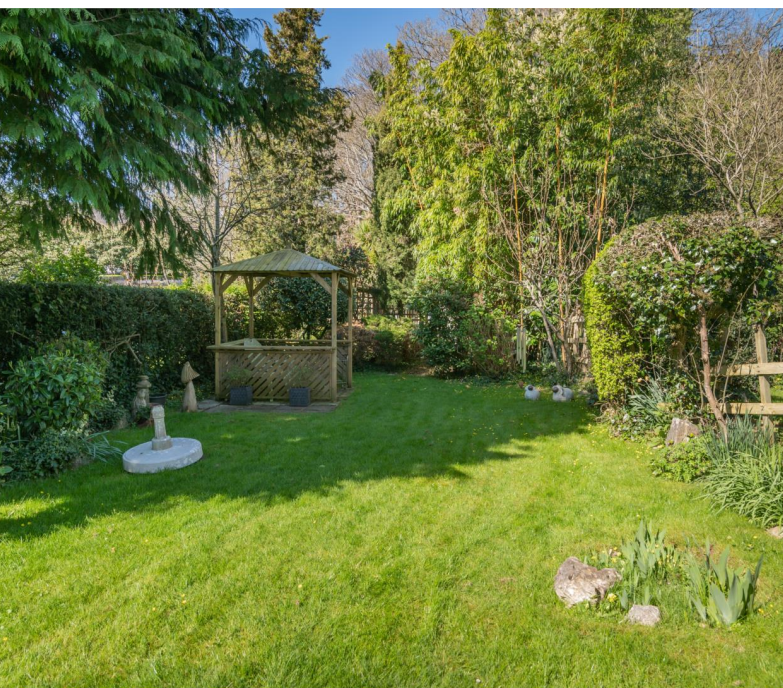
EPC: E





DIRECTIONS

From Chepstow, take the A48 Lydney road, passing the Tesco store on the right-hand side. Proceed over the new bridge and up the hill. Take the left-hand turning on to Gloucester Road. Continue along this road to the roundabout and take the 2nd turning into Coleford Road. Continue going round the right-hand corner, and the village hall is on the left. The property is then on the left the first turning left after the parking area for the village hall.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		78
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	48	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.