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HOUSE & HOME
PROPERTY AGENTS



10 Willow View

Manor Chase, Tutshill, NP16 7FP

£619,950

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Description

A beautifully presented modern family home, enjoying a delightful position on the edge of the development with attractive rural views, a south-facing garden and the benefit of the remainder of its NHBC warranty.

Built in 2020, Willow View is an attractive and thoughtfully designed modern home offering spacious, versatile accommodation, finished to a contemporary standard and ideally suited to modern family living. Occupying a particularly appealing position on the edge of the development, the property enjoys a pleasant rural outlook to the front, providing a lovely sense of space and privacy.

Upon entering, a spacious reception hallway immediately sets the tone, leading through to the principal ground floor accommodation. The impressive open-plan kitchen/dining room features a stylish modern kitchen with a breakfast island, providing the perfect setting for everyday family life and entertaining. This space flows seamlessly into the adjoining family room, creating a wonderful sociable environment. French doors from both the kitchen/dining area and family room open directly onto the south-facing rear garden, allowing plenty of natural light to flood the living space and providing an excellent connection between inside and out.

Further ground floor accommodation includes a separate bay-fronted living room, offering a comfortable and inviting space to relax, together with a useful utility room with access to the integral garage, a practical ground floor cloakroom and additional storage.

To the first floor, a spacious landing leads to four well-proportioned bedrooms, all benefiting from built-in or fitted wardrobes. The impressive principal bedroom features an attractive bay window, a lovely rural outlook and a beautifully appointed en-suite bathroom, complete with twin wash hand basins, a bath and separate double shower. Bedroom two also benefits from its own en-suite shower room, making it ideal for guests or older children. The remaining bedrooms are served by a contemporary family bathroom. The principal bedroom, bedroom three and landing all enjoy pleasant rural views, further enhancing the property's appealing position.

Outside, the property benefits from an integral garage, an EV charging point and a block-paved driveway, complemented by an additional parking area providing ample off-road parking.

The south-facing rear garden is a particularly attractive feature, enjoying a sunny aspect throughout the day. It is currently laid to a well-maintained lawn with a paved patio area, ideal for outdoor dining, entertaining or simply enjoying the sunshine. There is also outside lighting, an external water tap and gated access with a pathway leading around to the front of the property. The garden offers an excellent blank canvas for a new owner to personalise and create their own ideal outdoor space.

Combining modern living, generous accommodation, excellent parking and a desirable edge-of-development position with a rural outlook, Willow View represents a fantastic opportunity to acquire a beautifully presented family home. With the added reassurance of the remainder of its NHBC warranty, this is a property that is sure to appeal to a wide range of buyers.

Reception Hall

15'10" x 7'0" (4.836 x 2.134)

Open porch leading to panelled door into reception hall. Karndean flooring. Cloaks cupboard. Panelled radiator. Stairs to first floor landing. Doors off.

Kitchen Dining Room

26'2" max x 13'6" max (7.98 max x 4.139 max)

Inset spotlighting to kitchen area. The kitchen is fitted with a matching range of base and eye level storage units finished in the shaker style. Wood effect work surfaces with complimentary up stands. One and half bowl stainless steel sink and mixer tap set into work surface with tile splash back. Built in fan assisted electric double oven. Four ring gas hod, set into work surface with stainless steel splash back and extractor hood and lighting over. Integrated dishwasher. Breakfast island with storage and power point. Under stairs storage cupboard. Panelled radiator. Karndean flooring throughout. Full height UPVC double glazed window and UPVC double glazed french doors and windows to rear elevation. Open to family room. Door to utility room.

Utility Room

Work surface with complimentary up stands. One and half bowl stainless steel sink and mixer tap set into work surface. Storage cupboard. Plumbing and space for automatic washing machine. Karndean flooring. Door to integral garage.

Family Room

12'2" x 10'9" (3.721 x 3.297)

Continuation of Karndean flooring from the kitchen dining room. Two panelled radiators. UPVC double glazed french doors and windows to rear garden.

Living Room

18'0" max to bay x 12'2" (5.506 max to bay x 3.721)

Coving. Panelled radiator. UPVC double glazed bay window to front elevation.

Ground Floor W.C.

Low level W.C. Pedestal wash hand basin with chrome mixer tap and tile splash back. Extractor fan. Karndean flooring. Panelled radiator. Opaque UPVC double glazed window to front elevation.

First Floor Stairs and Landing

19'1" x 6'10" (5.831 x 2.084)

Access to loft inspection point with drop down ladder. We are informed that the loft area is partly boarded. Useful storage cupboard. Panelled radiator. UPVC double glazed window to front elevation with rural outlook. Doors off.

Primary Bedroom

13'9" max to bay x 12'4" (4.194 max to bay x 3.765)

Range of built in wardrobes. Panelled radiator. UPVC double glazed window to front elevation with rural outlook. Door to en-suite bathroom.

Tel: 01291 418418

En-Suite Bathroom
Inset spotlighting and extractor to ceiling. Twin pedestal wash hand basins both with chrome mixer taps. Low level W.C. Step in double enclosure with mains fed shower. Bath with chrome mixer tap. Part tiling to walls. Chrome towel radiator. Karndean flooring. Opaque UPVC double glazed window to side elevation.

Bedroom Two
15'1" x 9'7" (4.619 x 2.946)
Built in mirror fronted wardrobes. Panelled radiator. UPVC double glazed window to rear elevation. Door to en-suite shower room.

En-Suite Shower Room
Inset spotlighting and extractor to ceiling. Pedestal wash hand basin with chrome mixer tap. Low level W.C. Step in enclosure with mains fed shower. Part tiling to walls. Chrome towel radiator. Karndean flooring. Opaque UPVC double glazed window to side elevation.

Bedroom Three
15'0" x 10'8" (4.584 x 3.267)
Built in and fitted wardrobes. Panelled radiator. UPVC double glazed window to front elevation with rural outlook.

Bedroom Four
12'7" x 9'6" (3.842 x 2.914)
Fitted wardrobes. Panelled radiator. UPVC double glazed window to rear elevation.

Bathroom
Inset spotlighting and extractor to ceiling. Pedestal wash hand basin with chrome mixer tap. Low level W.C. Bath with chrome mixer tap. Part tiling to walls. Chrome towel radiator. Karndean flooring. Opaque UPVC double glazed window to rear elevation.

Integral Garage & Driveway
19'10" x 9'10" max (6.053 x 3.005 max)
Wall mounted mains gas combination boiler. Power and lighting. Up and over door to driveway. Door to utility room.

Garden
To the rear of the property is a south facing garden with seating area for alfresco dining. The remainder of the garden is laid to lawn with a mixture of wall and fence to boundary. Outside tap and lighting.

Material Information
Tenure - Freehold
Council Tax Band - F
Mains gas. Mains electricity. Mains water. Mains drainage. Gas fired boiler.
Construction - We are informed the property is standard construction.
Service charges - There is a service charge of £238.19 payable in advance annually on 1st February.
Broadband and mobile coverage.
Please check the Ofcom website for broadband and mobile coverage: https://checker.ofcom.org.uk/
AI enhanced images - The weather and/or sky in some of the photographs has been digitally enhanced for marketing purposes. The property itself has not been digitally altered, and the images remains representative of the property.

Anti Money Laundering
Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners and they charge a non refundable fee of £27 plus VAT per person for this service.









Road Map



Hybrid Map



Terrain Map



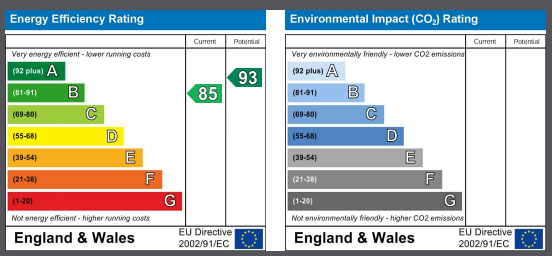
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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