

**25 Lancaster Way
Monmouth**



ROSCOE ROGERS KNIGHT
Town and country properties



Lancaster Way, Monmouth

Ideally situated just a short distance from the town and its highly regarded schools, this spacious four-bedroom family home features an attached, self-contained one-bedroom annexe. Thoughtfully remodelled and extended to accommodate multigenerational living, the property offers generous open-plan living spaces enhanced by high-quality fixtures and fittings throughout. Integral garage, ample off-road parking and a low maintenance rear garden with raised decked terrace enjoying attractive views of surrounding countryside.

Traditionally constructed in brick with a textured rendered exterior and inset double glazed windows and doors set under pitched tiled roofs. Internal features include low voltage downlighters, contemporary radiators, vertically boarded oak doors, moulded skirting boards, bespoke fitted furniture and a combination of wood effect and carpeted flooring. A gas fired boiler provides domestic hot water and heating to radiators with underfloor heating to the entirety of the annexe and the living room of the main residence.

The main entrance to the property is from the parking area and through a composite part glazed door into:

ENTRANCE HALLWAY:

Frosted window to front. Staircase with wooden balustrading, oak newel posts and handrail up to the first-floor landing. Under stairs storage cupboard. Consumer unit at high level. Door into;



OPEN PLAN KITCHEN/DINING ROOM: 8.20m x 3.04m (26'11" x 9'12")

A generously proportioned kitchen/dining space with feature bay window to front. "U-shaped" granite worktops with inset ceramic one and half bowl sink and side drainer and six ring gas hob with concealed extraction hood over. An extensive range of high gloss cupboards and soft closing drawers set under with integrated dishwasher. Complementary wall cabinets with lighting and tall unit housing fridge, freezer and two Neff fan assisted, self-cleaning single ovens. Door into:





UTILITY ROOM: 3.12m x 1.75m extending to 2.79m (10'3" x 5'9" extending to 9'2")

Frosted window to side and external door to back with steps down to the garden. Laminate worktop along one wall with inset stainless-steel sink and space and plumbing set under for washing machine/tumble dryer. Space for American style fridge/freezer. Door into;



CLOAK ROOM:

A white suite comprising a low-level WC and vanity unit with inset wash basin. Heated ladder style radiator. Extraction fan at high level.

INTEGRATED GARAGE: 5.16m x 4.02m (16'11" x 13'2")

Electric remote controlled roller door to the front. Ladder access to useful loft storage space. Power and light.

LIVING ROOM: 4.00m x 7.30m (13'1" x 23'11")

An incredibly bright and spacious principal reception room with two lantern roof lights and a bank of glazed thermal patio doors to the back giving seamless access to the decked sun terrace. Underfloor heating and air conditioning. Concealed sliding doors into;



OFFICE SPACE: 3.70m x 2.61m (12'2" x 8'7")

A versatile through reception room ideal for an office space or hobby room. Internal door to side into self-contained annex. Opening into entrance hallway.

From entrance hallway upstairs to:

FIRST FLOOR LANDING:

Window to side. Roof access hatch. Airing cupboard with full height wooden shelving and combi boiler.

BEDROOM THREE: 2.27m x 2.25m (7'5" x 7'5")

Window to back with far reaching countryside views.

BEDROOM TWO: 3.13m x 3.76m (10'3" x 12'4")

Window to back with views of the garden and countryside beyond. Integrated wardrobe with mirrored sliding doors, hanging rails, shelving and ample storage.



FAMILY BATHROOM:

A contemporary white suite comprising a low-level WC, vanity unit with inset wash basin, a "P-shaped" bath with rain shower head over, mixer valve and separate handheld attachment on an adjustable chrome rail. Chrome ladder style radiator. Extraction fan at high level.



BEDROOM FOUR: 2.30m x 1.99m (7'7" x 6'6")

Window to front.



BEDROOM ONE: 3.12m x 3.90m (10'3" x 12'10")

A bright principal bedroom with feature bay window to front. Bespoke built wardrobe along one wall with hanging rail, shelving and ample storage. Matching fitted vanity unit. Air conditioning. Door into;



EN-SUITE SHOWER ROOM:

Frosted window to side. A white contemporary suite comprising a low-level WC, vanity unit with inset wash basin and corner shower enclosure with mixer valve and rain shower head and separate handheld attachment on an adjustable chrome rail.



SELF-CONTAINED ANNEX:

Accessed from the front parking area and through a part glazed composite door into:

ENTRANCE HALLWAY:

Composite part glazed front door. Roof access hatch. Doors into the following;

BEDROOM: 2.55m x 3.95m (8'4" x 12'12")

Window to front. Bespoke fitted wardrobe with hanging rails, shelving and ample storage. Matching vanity unit. Door into;



SHOWER ROOM:

Frosted window to side. A white contemporary suite comprising a low-level WC, vanity unit with inset wash basin and corner shower enclosure with mixer valve and head on adjustable chrome rail. Cupboard housing wall mounted combi boiler. Heated ladder style radiator and extraction fan at high level. Secondary door out to entrance hallway.



KITCHEN: 2.52m x 1.93m (8'3" x 6'4")

Frosted window to side. "L-shaped" laminate worktop with uprights, inset stainless steel and two ring electric induction hob with a concealed extraction fan over. A range of high gloss cupboards and drawers set under with integrated dishwasher, fridge and freezer. Complimentary wall and tall units. Extraction fan at high level.



LIVING ROOM: 4.22m x 3.65m (13'10" x 11'12")

Tri-fold doors out to the joint extensive decking. Feature fireplace with complementary surround and mantel and inset coal effect gas fire.



OUTSIDE:

At the front of the property, there is a spacious parking and turning area with room for multiple vehicles. To the side, a practical hardstanding provides space for bins and recycling, alongside a level lawned area with seating, set behind a tall hedgerow for privacy. A wooden gate offers access to the rear garden, which is mainly laid to lawn and features well-stocked herbaceous borders, all enclosed by wooden fencing. The lower section of the garden includes a series of raised fruit beds and a greenhouse. Seamlessly connected to the living rooms is a large decked terrace with glass balustrades, creating an ideal space for alfresco dining and entertaining while taking in the attractive countryside views.

SERVICES:

Mains gas, electric, water and drainage. PV solar panels with battery. Council Tax Band F. EPC Rating A.

DIRECTIONS:

From Monmouth, take the A466 towards Hereford. After a short distance take the first left onto Osbaston Road and follow this past the school. Pass through the village and take the last right turning, signposted Lancaster Way. Continue up the road for approximately 0.3 miles and 25 can be found on the left-hand side.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

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 - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

TOWN & COUNTRY PROPERTIES
3 Agincourt Square, Monmouth NP25 3BT
Telephone: 01600 772929
www.roscoerogersandknight.co.uk

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