



TRELLECK

Guide price **£700,000**



3 LORD RUSSELL CLOSE

Monmouthshire NP25 4AY



Detached four bedroom family home
Driveway & double garage
Gardens with countryside surroundings

Situated on a small, exclusive development, the property was built in 2016 alongside five other homes, and this is the first time one of these properties has become available since.

Although the property is nearly new, the developers injected character into this family home with traditional features such as sash windows, high ceilings and the arched front door.

In the peaceful village of Trelleck, this detached family home is in a wonderful location within a short distance to local amenities and the well-regarded Primary School.

Between the neighbouring Towns of Chepstow and Monmouth, there are further amenities in both Towns to include supermarkets, Doctors Surgeries and several pubs and restaurants.

Commuting is made easy with fantastic road and rail links to Cardiff, Bristol and London.



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KEY FEATURES

- Detached family home
- Beautifully presented throughout
- Four bedrooms
- Two en suite facilities
- Extensive rear garden
- Driveway & double garage



STEP INSIDE



Built in a Georgian style with lovely symmetry, this new-build property is not short of character.

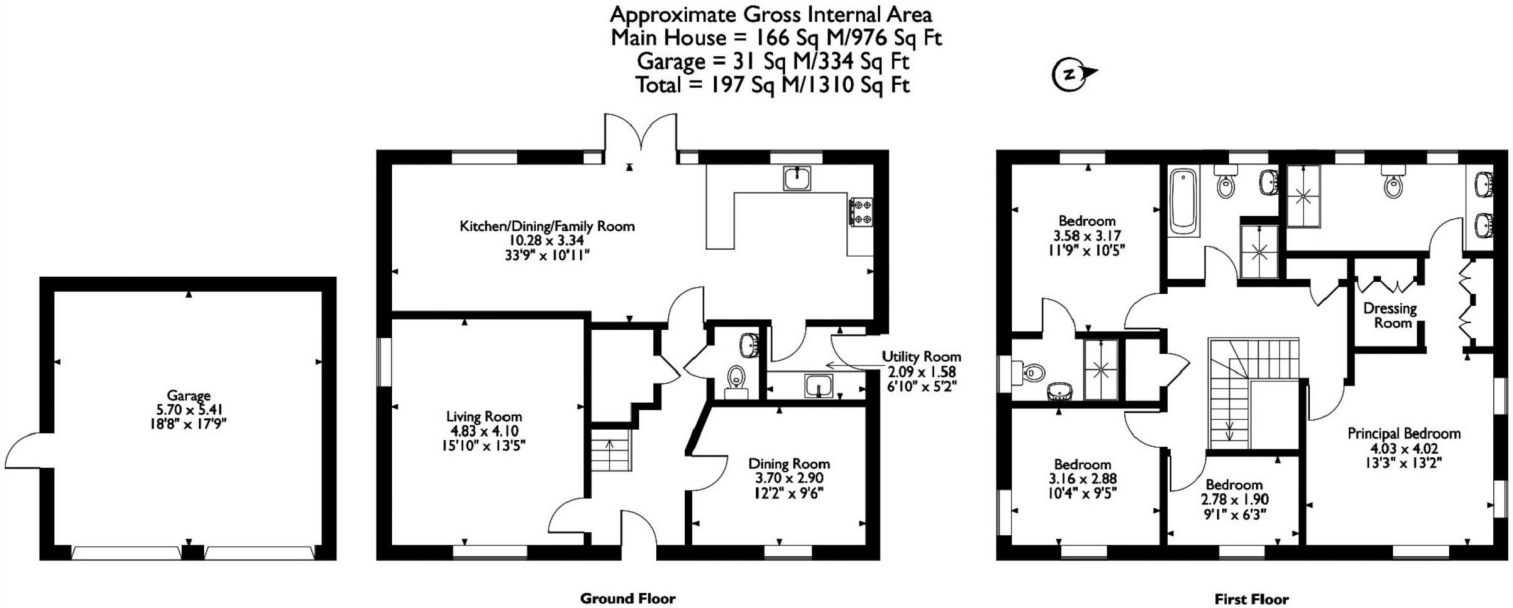
Welcomed by an impressive hallway with an oak staircase and surrounding doors, this wonderful home has been built with modern family living in mind, while keeping a sense of character through the injection of traditional features.

The front door has a charming arched window above, allowing natural light to flow into this space, while spot lights throughout and modern fittings keep the property contemporary.

Beautifully presented throughout, the main reception space is an open plan kitchen, dining room and snug to the rear, with double doors leading outside to the patio and gardens.

The kitchen boasts several high-end integrated appliances, including a double oven, four ring hob and large wine cooler.

Under unit lighting creates a fantastic ambience and makes this room ideal for entertaining.



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.

From the kitchen, there is a useful utility room with additional side access to the driveway.

In addition to the open plan space, there is a further dining room and a sitting room, with a gas fire.

A convenient downstairs cloakroom can be found from the hallway along with useful under stairs storage.

On the first floor, the gallery landing accesses all four bedrooms and the family bathroom.

The principal and second bedroom both benefit from en-suite shower rooms, with the principal being particularly impressive, with a walk-in shower, double sinks, heated towel rail and decorative textured tiling to the walls.

In addition to the en-suite, the principal bedroom has a separate dressing area with extensive fitted wardrobes.

STEP OUTSIDE



The manicured gardens enjoy a West-facing aspect, capturing the last of the evening sun.

They remain extremely private, with mature plants and shrubs surrounding the border and a large patio directly from the property provides the perfect space for entertaining and al fresco dining in Summer months.

A pathway to the side of the property offers access to the adjacent field, making it ideal for dog walks with the family.

From the gardens, there is side access to the driveway and double garage, providing ample parking.

INFORMATION

Postcode: NP25 4AY

Tenure: Freehold

Tax Band: G

Heating: Gas LPG

Drainage: Private

EPC: C





DIRECTIONS

The best approach from either Chepstow or Monmouth is on the B4293. Passing through the village of Trelleck, at the Lion Inn take the junction adjacent to the pub and follow the lane down. The entrance to the state is located further down this lane on your left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	77	
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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