



OSBASTON

Guide price **£730,000**



TARN

Lower Prospect Road, Monmouth, Monmouthshire NP25 3HS



Immaculately presented five-bedroom home
Open plan living accommodation
Sought after location

This immaculately presented, detached family home is located in the sought-after area of Osbaston, which is a suburb of Monmouth less than a mile North of the bustling town centre. The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes and restaurants as well as retailers such as Marks & Spencer's and Waitrose.

Well connected to the nearby A40 providing access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross-on-Wye and the M50/Midlands. Main line railway stations can be found in both Hereford and Abergavenny.

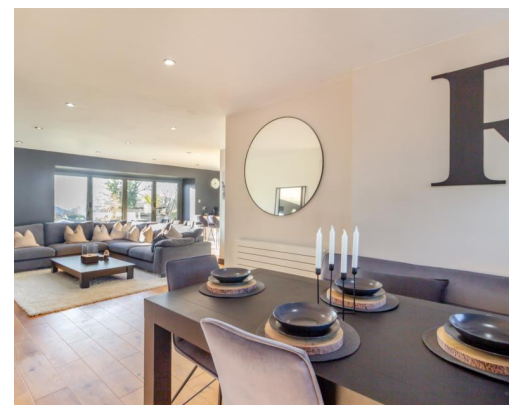


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KEY FEATURES

- Executive five-bedroom family home
- Immaculately presented throughout
- Set in a generous plot
- Open plan living accommodation
- Views to surrounding countryside
- Off-road parking for several vehicles



STEP INSIDE



As you enter the property, you are greeted by a spacious entrance hallway giving access to the open plan living accommodation, kitchen and access to the first floor.

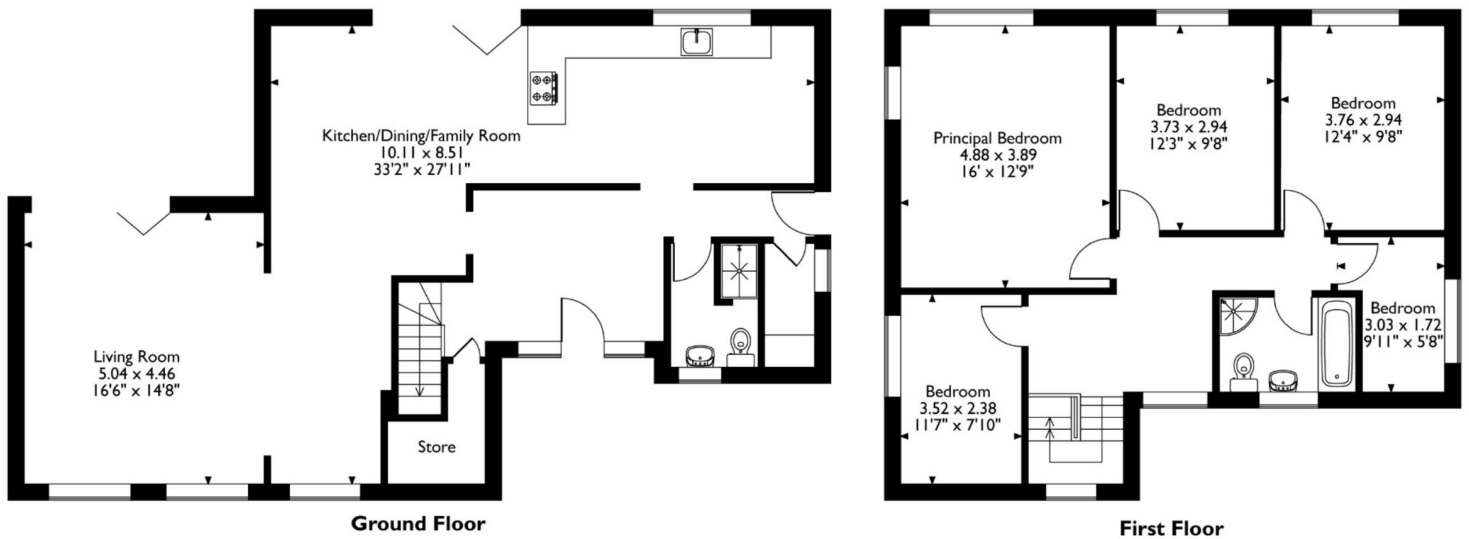
The real unique charm of this family home is the open plan living space to the ground floor with distinctive areas that naturally flow, creating a dynamic space throughout for family living.

The modern kitchen is beautifully fitted with a range of stylish high gloss white wall and base units, a useful breakfast bar area and an array of modern appliances.

The kitchen seamlessly connects to the spacious family room, featuring bi-fold doors that open up to the rear garden.

This design capitalises on the picturesque countryside views, creating an ideal setting for entertaining with family and friends.

Approximate Gross Internal Area 170 Sq M/1830 Sq Ft



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.

The family room flows through to the dining area with a large opening to the lounge, again with bi-fold doors, flooding the space with abundant natural light and adding to the versatile living space in this beautiful family home.

Also located on the ground floor is a modern wet room and separate utility room.

The first floor has a spacious landing with a large feature window and five bedrooms, four of which are doubles.

All bedrooms are well proportioned and have a pleasant outlook to the surrounding countryside.

Finally, the beautifully presented family bathroom is well equipped with a bath, separate shower cubicle, WC and wash hand basin.

STEP OUTSIDE



To the front of the property, there is ample off-street parking for several vehicles as well as a lawned area and bordered by mature hedging.

The rear garden benefits from a large patio area, perfect for entertaining with family and friends and taking in the beautiful views over Monmouthshire. The rest of the garden is mainly laid to lawn, a great space for children to play.

INFORMATION

Postcode: NP25 3HS

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: TBC





DIRECTIONS

Leave the Monmouth office and turn right on B4293 passing White Swan Court. Turn left at the traffic lights into Monk Street A466. Take the next turn into Osbaston Road. Continue along this road for half a mile, passing the school on the right-hand side. Turn right into Chaucer Way and proceed up the hill, then shortly take the left hand turn into Lower Prospect Road. Tarn will be found at the end of the road on the left-hand side.



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