



# OSBASTON

Guide price **£465,000**





# 17 MADDUX CLOSE

Monmouthshire NP25 3BG



Beautifully presented family home  
Popular location  
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Just a short distance from Monmouth to access all the shops and cafes, bars and restaurants that the character packed town can offer, but even closer to the front door are a pub, golf course and a number of respected schools including Haberdashers' Schools for Girls and Boys.

The main A40 runs through the fringe of the town offering easy access to M4, Newport, Cardiff and Bristol to the south and Birmingham and The Midlands to the north, ideal for travelling further afield.

The house is also well-located for discovering and enjoying the very special landscape that surrounds the town, including the Wye Valley Area of Outstanding Natural Beauty, offering woodland walks, water activities and pretty rural pubs and villages to visit.

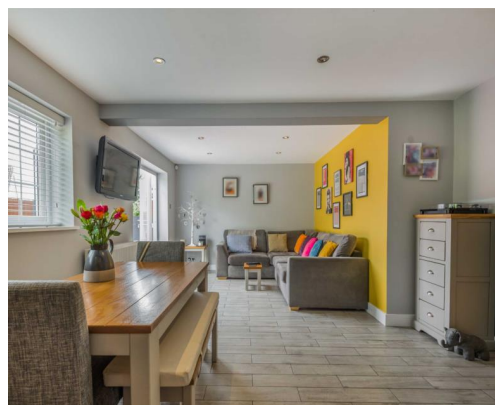


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### KEY FEATURES

- Immaculately presented four-bedroom family home
- Popular location
- Beautiful kitchen/breakfast/family room
- Four bedrooms with en-suite to the primary bedroom
- Views over the surrounding countryside
- Driveway for several vehicles





# STEP INSIDE



Upon entering this remarkable property, you'll be warmly embraced by the entrance hallway, adorned with a staircase leading to the first floor and doors beckoning you towards the lounge and kitchen/breakfast room.

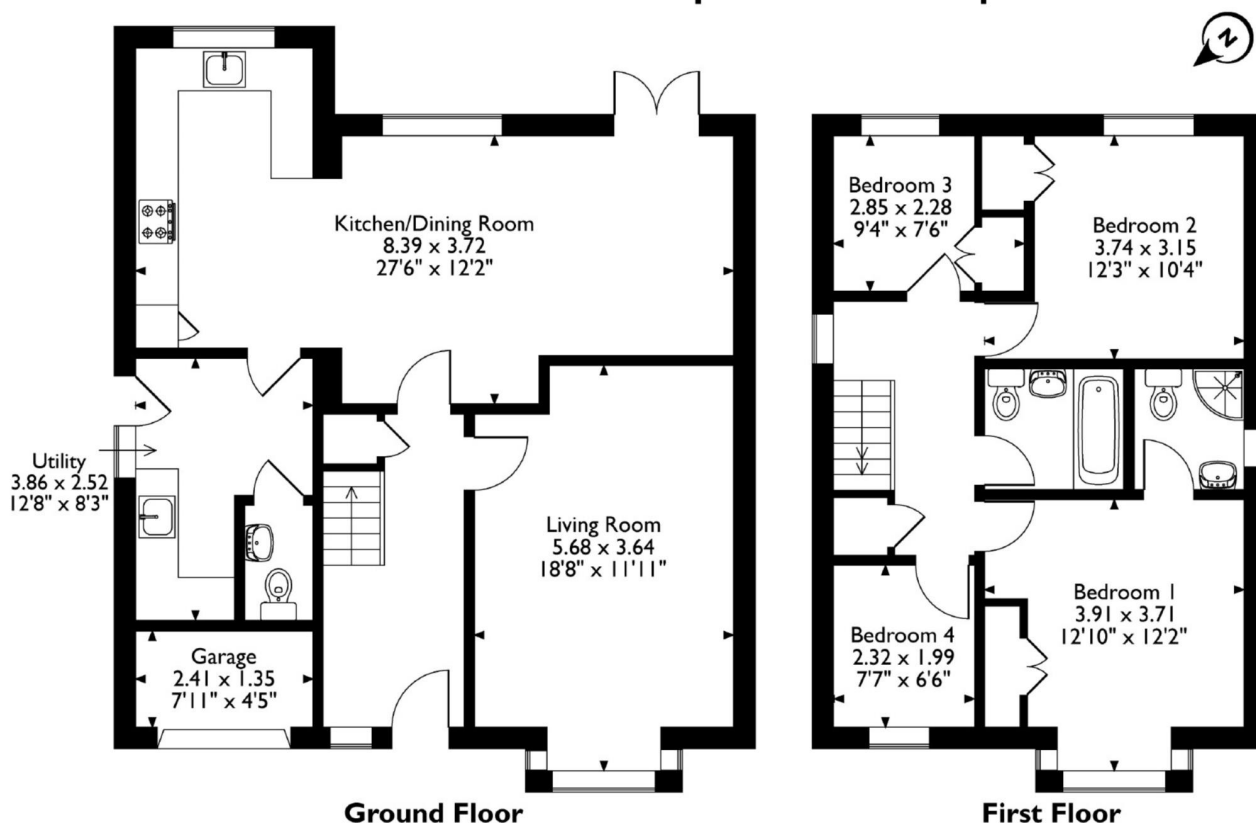
Immaculately updated, the entire home exudes a show home standard. The generously proportioned lounge boasts a large bay window at the front, offering an abundance of natural light, while an elegant modern electric wall-mounted fire adds a stylish focal point.

Prepare to be captivated by the truly remarkable kitchen/breakfast/family room, adorned with multiple windows and French doors that open up to the sun-drenched private rear garden. Here, you'll find a range of contemporary wall and base units complemented by solid oak worktops.

The kitchen also boasts top-of-the-line BOSCH appliances, including an integrated dishwasher, fridge freezer, double oven, and a four-ring induction hob. Adjacent to the kitchen lies a convenient utility room with additional wall and base units, a wall-mounted boiler, ample space for white goods, and a downstairs WC.

A door from the utility room provides access to the side aspect of the property.

Approximate Gross Internal Area  
 Main House = 118 Sq M/1270 Sq Ft  
 Garage = 3 Sq M/32 Sq Ft  
 Total = 121 Sq M/1302 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.

Ascending to the first floor, you'll discover four bedrooms.

The principal bedroom enjoys the luxury of a modern en-suite, complete with fitted wardrobes and a feature bay window at the front that offers enchanting rural vistas.

The second bedroom boasts a generous window overlooking the picturesque rear garden and is further enhanced by fitted wardrobes.

Two additional single bedrooms and a tastefully designed family bathroom complete the first floor.

The family bathroom exudes elegance, featuring modern floor and wall tiles, a contemporary suite with a bath and shower combination, and built-in storage cupboards.



# STEP OUTSIDE



At the front of the property, you'll find a brick paved driveway that provides ample parking space for multiple vehicles. Adjacent to it, a meticulously manicured lawn area graces the surroundings, adorned with a variety of mature shrubs and trees, including a captivating magnolia tree. The garage, featuring a convenient up and over door, offers a practical storage space, while the remaining portion has been thoughtfully renovated and seamlessly integrated into the interior accommodation.

Stepping into the rear garden, you'll be delighted by the presence of a magnificent large patio area, perfect for hosting gatherings with loved ones. The garden itself offers a wonderful sense of privacy and is predominantly laid to lawn, embraced by an array of mature shrubs and trees that enhance its natural beauty.

#### AGENTS NOTE:

ESTATE AGENTS ACT We are required under the Estate Agents Act 1979 and the Provision of Information Regulations 1991 to point out that one of the clients we are acting for in the sale of this property is a connected person as defined by the Act.

## INFORMATION

Postcode: NP25 3BG

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C







## DIRECTIONS

From our Monmouth office, proceed on Priory Street towards the traffic lights. At the lights take a left onto Monk Street, then left into Osbaston. Proceed past the school on your left, take a turn right onto Lanacaster way. Proceed up the hill and turn right into Maddox Close follow the road around to the left and the property will be located at the top of the hill on your right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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