



OSBASTON

Guide price **£545,000**



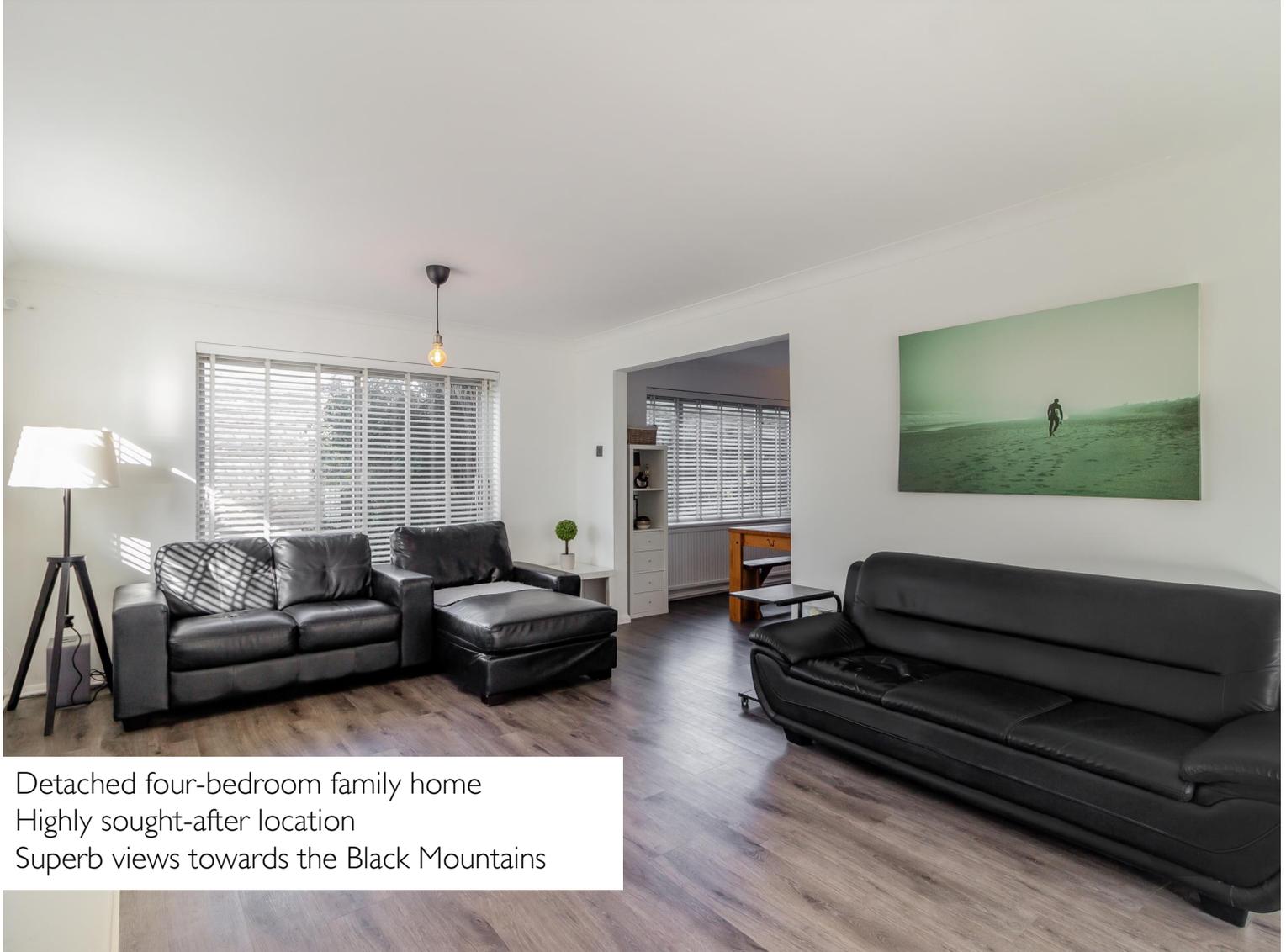
 ARCHER & Co

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To book a viewing call 01600 713030

2 AUDEN CLOSE

Monmouth, Monmouthshire NP25 3NW



Detached four-bedroom family home
Highly sought-after location
Superb views towards the Black Mountains

This well 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 four-bedroom detached family home
- Sought-after location
- Views towards the Black Mountains
- Three reception rooms
- Kitchen/breakfast room
- Double garage



STEP INSIDE



This wonderful home is presented to a high standard and has been recently modernised throughout, offering a fabulous flow of accommodation. Upon entering the property, you are welcomed by a spacious hallway with generous storage cupboard and doors to all ground floor accommodation.

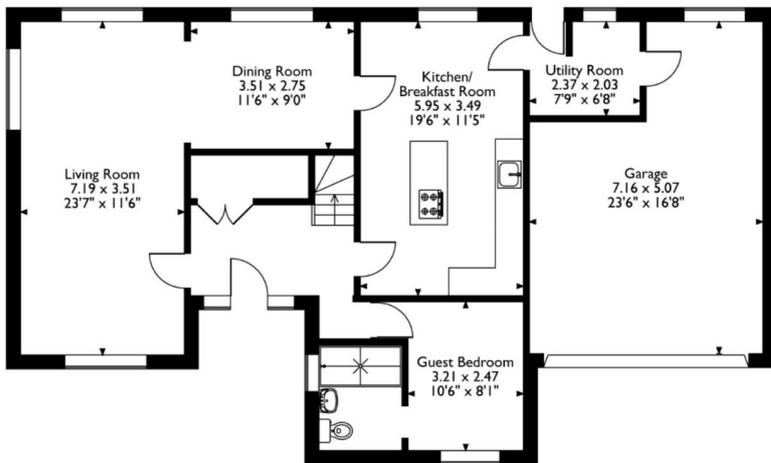
This spacious lounge is flooded by abundant natural light with large windows to the front and side aspect and sliding doors opening to the rear garden, with a superb outlook towards the Black Mountains.

The lounge opens to the dining room, again with a large window to the rear, taking advantage of the pleasant views.

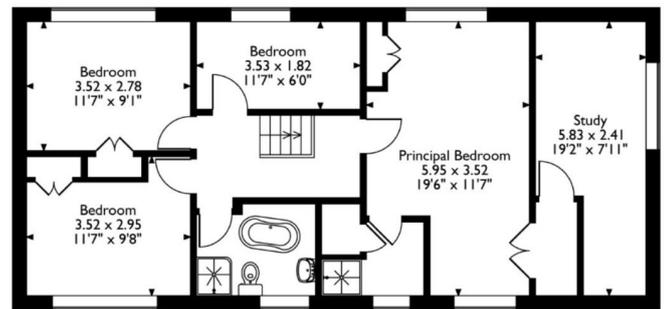
There is then a door that leads through to the recently modernised kitchen with a range of high gloss white wall and base units, central island which has an induction hob as well as useful cupboards and drawers and breakfast bar area.

Further from the kitchen is a large utility area which gives access to the rear garden and personal door to the double garage.

Approximate Gross Internal Area 198 Sq M/2132 Sq Ft



Ground Floor



First Floor

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.

Also found on the ground floor is a further reception room to the front of the property, which is a versatile room either making a sitting room/play room, study or equally could be used as a fifth bedroom.

The first floor has a modern four-piece family bathroom with a free-standing bath, separate shower cubical, WC and floating wash hand basin with storage cupboards.

There are four bedrooms with the principal benefitting from built-in wardrobes and en-suite shower room.

There is also a fabulous room off the principal bedroom currently used as a home office but could equally make an ideal nursery or walk-in dressing room.

STEP OUTSIDE



To the front of the property, there is a driveway with ample parking for several vehicles and a double garage with a well-maintained front garden which wraps itself around to the rear.

The rear garden has area to lawn and is enclosed with plants borders and shrubs. There are stunning views towards the Black Mountains to both rear and side aspects.

INFORMATION

Postcode: NP25 3NW

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: TBC





DIRECTIONS

From the Monmouth office proceed on to B4293 passing White Swan Court. Turn left at the traffic lights into Monk Street A466. Take the left turn onto Osbaston Road. Continue along this road for half a mile, passing the school on the left-hand side. Turn right into Chaucer Way and proceed up the hill, then take the third right into Auden Close. Turn left into the cul-de-sac and number two will be found a short distance on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	72	80
55-68	D		
39-54	E		
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
 monmouth@archerandco.com
 www.archerandco.com



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