



OSBASTON

Guide price **£450,000**



16 HOOK CLOSE

Osbaston, Monmouth, Monmouthshire NP25 3BD



Four bedrooms with en-suite
Quiet Cul-de-sac position
Modern throughout

Situated in the popular location of Hook Close in Osbaston is this lovely 4-bedroom detached property with en-suite. The property has been modernised throughout and offers a fabulous kitchen/breakfast room with bi-folding doors into the lounge.

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

- Detached
- Four bedrooms
- En-suite to principal
- Modern Kitchen/ breakfast room
- Garage
- Short distance to Monmouth town



STEP INSIDE



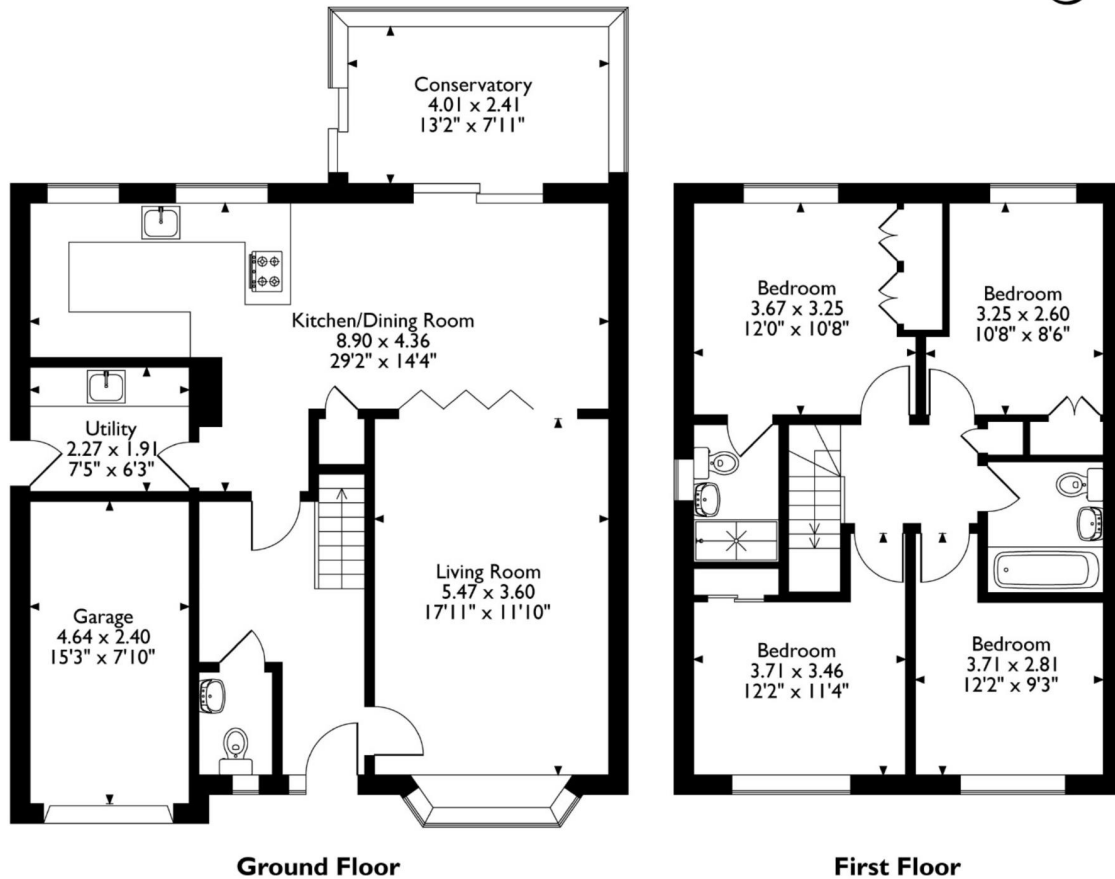
As you enter the property you are welcomed by a spacious hallway with modern flooring and access to the downstairs cloak room, glazed door to the lounge, recently modernised kitchen/breakfast room which gives access to the conservatory and the utility room, feature bi-folding doors that open up into the lounge creating a fabulous flow to the downstairs.

The lounge has a feature bay window to the front aspect with a pleasant outlook and bi-folding internal doors leading into to the fabulous kitchen/breakfast room.

The kitchen breakfast room has recently been modernised to a high standard. This fantastic room is a great size and has a breakfast bar as well as plenty of space for dining table and chairs making it a fabulous space for a family and entertaining. Fitted wall and base units including a full-length larder cupboard.

Appliances include NEFF oven and induction hob with built in extractor fan, integrated dishwasher, ceramic double inset Belfast sink with mixer tap, space for American fridge freezer, useful understairs storage cupboard, sliding patio doors through to the conservatory and a door to the utility room.

Approximate Gross Internal Area
 Main House = 133 Sq M/1432 Sq Ft
 Garage = 11 Sq M/118 Sq Ft
 Total = 144 Sq M/1550 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 landing gives access to all four bedrooms, family bathroom, airing cupboard and loft hatch.

Three of the bedrooms have fitted wardrobes and the principal bedroom benefits from an en-suite with a walk-in double shower, wash hand basin with fitted cupboards beneath, W.C.

STEP OUTSIDE



The front garden has an area to lawn with planted borders, double width driveway leading to the single garage.

Side garden area laid to lawn with gated access to the rear garden. The private rear garden is a generous size and has a large patio area and tiered lawned levels which are mainly laid to lawn with a good range of mature shrubs and plants. There is also a useful greenhouse.

INFORMATION

Postcode: NP25 3BD

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: TBC





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. Follow the road up the hill and take the last left, signposted Hook Close. Follow the road down the hill and number 16 will be to the end of the cul-de-sac on the right-hand side.



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