



TRELLECK

Guide price **£735,000**



CHURCH HOUSE

3 De Clere Way, Trelleck, Monmouth, Monmouthshire NP25 4NY



Detached Executive Four Bedroom Family Home
Two En-suites
Wrap Around Private Garden

Situated on the edge of the sought-after village of Trelleck, within a small and exclusive cul-de-sac, this wonderful four-bedroom detached family home offers space, comfort, and versatility throughout.

The ground floor features three generous reception rooms, perfect for both family living and entertaining, along with a well-appointed kitchen/breakfast room complemented by a useful utility room. Upstairs, a spacious landing leads to four well-proportioned bedrooms, including a principal suite with a modern en suite shower room. Set within a generous and beautifully established wraparound garden, the property enjoys a high degree of privacy and is further enhanced by a detached double garage.

Situated in the peaceful village community of Trelleck, between the neighbouring towns of Monmouth and Chepstow, this charming house is within a short distance to several local amenities, including the Church, village pub, excellent Estyn rated Nursery School, well-regarded Primary School and Doctor's surgery. Within the Wye Valley National Park, Trelleck is surrounded by scenic walks and roaming countryside.

Just over 5 miles away is the beautiful market town of Monmouth. Monmouth Town Centre has a charming high street with local shops, cafes, and restaurants along with well-known retailers such as Marks & Spencer and Waitrose.

There are well-regarded Primary and Secondary schools in the area, making this a great option for a family, including Monmouth Comprehensive School, Trelleck Primary School and the highly regarded Haberdashers Monmouth Schools. The property enables easy commuting with fantastic road links to the A40 and M4 as well as being close to local woodlands where there are endless walks to enjoy.



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KEY FEATURES

- Detached Exclusive Four Bedroom Family Home
- Three Generous Reception Rooms
- Kitchen/Breakfast Room
- Desirable Village Location
- Double Garage



STEP INSIDE



As you step into the property, you are welcomed by a bright and spacious hallway, finished with tiled flooring and a side aspect window that enhances the natural light. Stairs rise to the first floor, with the benefit of a large walk-in understairs storage cupboard. From here, doors lead to a useful downstairs cloakroom, while double doors open into both the lounge and play room/sitting room. A further door provides access to the generously proportioned kitchen/breakfast room.

Lounge

A fabulous, warm and welcoming reception room, beautifully finished with wood-effect flooring and flooded with natural light from windows to the front and side aspects. French doors, framed by matching side panels, open directly onto the private rear garden, creating a seamless flow between indoor and outdoor living. A feature log burner provides a charming focal point, perfect for cosy winter evenings.

Sitting Room

The tiled flooring from the hallway continues seamlessly into the sitting room, a spacious and versatile reception area ideal for relaxation. Currently used as a playroom, this flexible space can easily adapt to a variety of needs, such as a study, snug, or family room. Large windows to the rear and side aspects flood the room with natural light, enhancing its bright and welcoming feel.

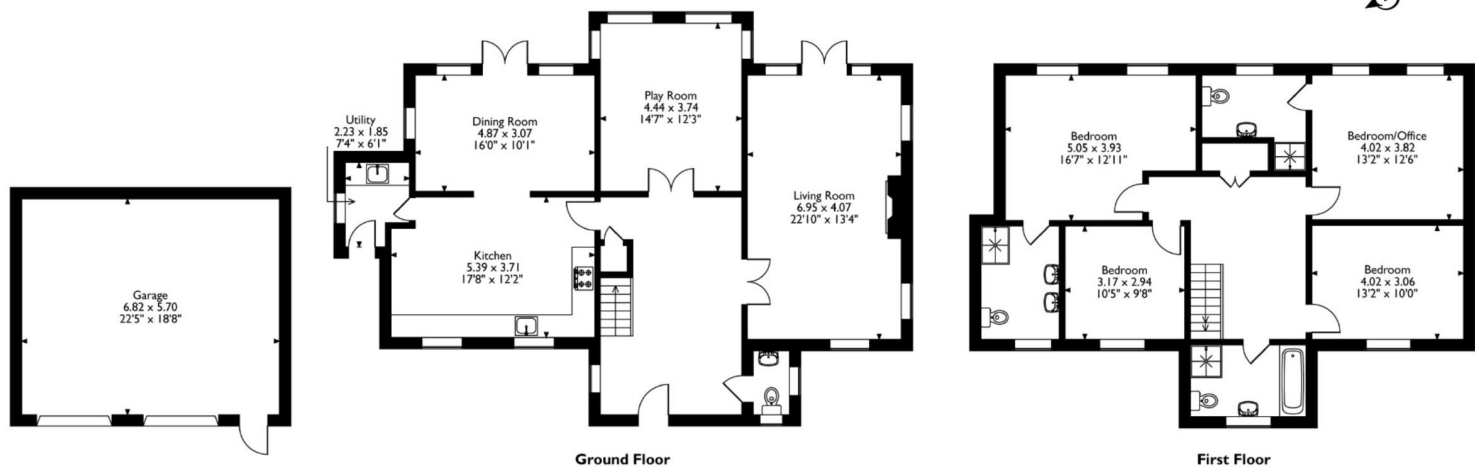
Kitchen/Breakfast Room

The kitchen is fitted with an excellent range of modern wall and base units, complemented by a useful central island. Two front aspect windows provide plenty of natural light, while a wide selection of integrated appliances includes a microwave, dishwasher, fridge/freezer, and a Belling Rangemaster-style oven with a four-ring electric hob.

A doorway leads through to a practical utility room with plumbing for a washing machine and an external door to the front of the property.

Church House, 3, De Clere Way, Trelleck, Monmouth

Approximate Gross Internal Area
Main House = 203 Sq M/2185 Sq Ft
Garage = 39 Sq M/420 Sq Ft
Total = 242 Sq M/2605 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.

A broad opening from the kitchen flows into the dining room, creating an ideal space for family gatherings and entertaining. This light and spacious room benefits from side aspect windows and French doors opening onto the rear patio, perfect for al fresco dining during the warmer months.

First Floor Landing

The spacious landing gives access to four well-proportioned double bedrooms, two of which benefit from en suite facilities. A double linen cupboard provides useful storage, while a contemporary family bathroom completes the first-floor accommodation.

The principal bedroom is generously sized with built-in wardrobes and enjoys views over the attractive and established rear garden from its two windows. The modern en suite features an obscure front aspect window, a large walk-in double shower, W.C., and a twin vanity sink unit with storage beneath.

Bedroom two also overlooks the rear garden and benefits from its own en suite, comprising a shower cubicle, W.C., and vanity sink unit with storage.

Bedrooms three and four are both comfortable doubles, each enjoying a pleasant outlook to the front aspect.

The family bathroom is fitted with a stylish modern four-piece suite, including a panelled bath, generous shower cubicle, W.C., and a vanity wash hand basin with cupboards beneath.

STEP OUTSIDE



The rear garden is a particular highlight of this home, offering a high degree of privacy and an array of well-stocked, mature borders. Mainly laid to lawn, it also features a generous patio area, perfect for outdoor entertaining and dining, along with an established vegetable patch to the side. The garden wraps around the property and includes a garden shed and gated access to the front.

To the front, a brick-paved driveway provides off-street parking for several vehicles and leads to the detached double garage.

The double garage is fitted with two up-and-over doors, as well as a personal access door. Equipped with power, lighting, and a useful built-in workbench, it offers both secure parking and practical workspace.

INFORMATION

Postcode: NP25 4NY
Tenure: Freehold
Tax Band: H
Heating: Oil
Drainage: Mains
EPC: C





DIRECTIONS

From Monmouth take the B4293 towards Chepstow. Continue for approximately 5 miles until you reach the village of Trellech, carry on and just before the Lion Inn take the turning on your left hand side, continue for a short distance along where the entrance for De Clere Way will be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	70	78
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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