



OSBASTON, MONMOUTH

£435,000



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BEECH TREE HOUSE

Beaufort Road, Osbaston, Monmouth, Monmouthshire NP25 3HU



Four-bedroom family home
Popular and sought after location
Mature private rear garden

This 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. Monmouth is 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 Hereford, Abergavenny and Newport.



£435,000



KEY FEATURES

- Four Bedroom detached family home
- Chain free
- Sought after location
- Private rear garden
- Double garage and driveway parking
- Versatile accommodation



STEP INSIDE



Enter the property via a convenient tiled porch with an obscure glazed door, opening into a spacious hallway. From here, doors lead to the kitchen, shower room, and a useful utility room.

Two half staircases extend from the hallway - one ascending to the living accommodation and principal bedroom, the other descending to three further bedrooms, the conservatory, and the family bathroom.

The kitchen is well equipped with a range of wall and base units, a built-in double NEFF oven, an Indesit four-ring electric hob, space for a fridge/freezer, and plumbing for a dishwasher. A broad window to the front aspect provides excellent natural light.

The utility room offers a shelved linen cupboard, sink and drainer, plumbing for a washing machine, and space for a tumble dryer, along with further wall units. A side door and two windows overlook the side aspect, and a personal door gives access to the double garage.

The shower room comprises a fully tiled shower cubicle, low flush W.C., wall-mounted wash hand basin, and Velux window.

Steps lead up to the open, light-filled dining room, which enjoys a broad window overlooking the large private rear garden. A generous walk-in storage cupboard is also located here.

The image displays two floor plans for a property. The left plan is the Ground Floor, and the right plan is the First Floor. Both plans include room names, dimensions in meters and feet/inches, and a north arrow.

Ground Floor

- Conservatory: 4.21 x 2.08 (13'10" x 6'10")
- Bedroom: 4.38 x 2.61 (14'4" x 8'7")
- Study: 2.81 x 2.63 (9'3" x 8'8")
- Bedroom: 4.71 x 3.62 (15'5" x 11'11")
- Utility: 3.63 x 2.35 (11'11" x 7'9")
- Kitchen: 3.58 x 2.38 (11'9" x 7'10")
- Garage: 5.08 x 4.91 (16'8" x 16'1")

First Floor

- Principal Bedroom: 4.72 x 3.62 (15'6" x 11'11")
- Dining Room: 3.57 x 3.38 (11'9" x 11'1")
- Sitting Room: 5.49 x 3.61 (18'0" x 11'10")
- Lower Level

The family bathroom is generously sized, fitted with tiled walls and flooring, a panelled bath, pedestal wash hand basin, low flush W.C., and an obscure window to the side aspect.

STEP OUTSIDE



The front garden features a large driveway providing ample parking for several vehicles and giving access to the double garage. Well-established planted borders add character and greenery, while gated access on both sides of the property leads through to the rear garden.

The rear garden is of a generous size and enjoys a high degree of privacy. Predominantly laid to lawn, it also offers a patio area ideal for outdoor dining and a feature decked terrace at the far end of the garden. Mature trees and well-planted shrubs create a secluded and attractive setting.

INFORMATION

Postcode: NP25 3HU

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D





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. Take the second turning on your right to St Mary's Road and at the end of the road turn right and then immediately right again onto Beaufort Road where Beech Tree House will be found a short distance along on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		79
B (81-91)		
C (69-80)		
D (55-68)	67	
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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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.