



OSBASTON

Guide price **£550,000**



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13 MADDOX CLOSE

Osbaston, Monmouth, Monmouthshire NP25 3BG



Beautiful detached home
Stunning surrounding views
End of cul- du-sac position

A rare opportunity to acquire this stunning three-bedroom (formerly four) detached home, beautifully positioned at the end of a peaceful cul-de-sac and enjoying captivating views from almost every aspect. The current owners have carried out numerous improvements over the years, including the addition of extra windows to maximise the surrounding countryside outlook. The property also features oak flooring and doors throughout most of the ground floor, and a modern kitchen/breakfast room complemented by a generously sized utility room. The principal bedroom suite has been thoughtfully created by incorporating the former fourth bedroom, resulting in a spacious and elegant main bedroom with a large picture window framing the beautiful scenery, ample room for furniture, and a contemporary en-suite.

Outside, the home offers excellent privacy to both the front and rear, with countryside views enhancing the sense of tranquillity. Additional benefits include ample off-street parking for family and guests, along with a single garage.

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 Three-bedroom Home
- Stunning surrounding views
- Popular location
- Private garden with beautiful views
- Off street parking for several vehicles
- Show home order



STEP INSIDE



Upon entering this remarkable property, you are welcomed by a spacious entrance hallway featuring oak flooring. Double glazed oak doors open into the inviting lounge, while a glazed oak door leads through to the kitchen/breakfast room and a further oak door provides access to the useful cloakroom. Stairs rise to the first floor.

The lounge is a truly fabulous room. The current owners have added additional side windows, perfectly framing the surrounding fields and distant hillside views. A feature bay window to the front offers yet another delightful outlook. The room also benefits from a stylish electric log-effect fire, and an oak door leads seamlessly through to the kitchen.

The well-designed, modern kitchen/breakfast room features oak flooring and a comprehensive range of contemporary wall and base units, complemented by fitted appliances including a ceramic four-ring hob, double oven, wine cooler, dishwasher, and larder fridge. Windows to the rear and side aspects frame the beautiful surrounding scenery, while French doors provide direct access to the private rear garden.

An oak door leads through to the spacious and highly practical utility room, which is fitted with additional wall and base units, a stainless-steel sink and drainer, a wall-mounted Ideal combination boiler, and ample space for a fridge freezer and tumble dryer. It also includes plumbing for a washing machine, a rear window and door to the garden, plus an additional side window, ensuring plenty of natural light.

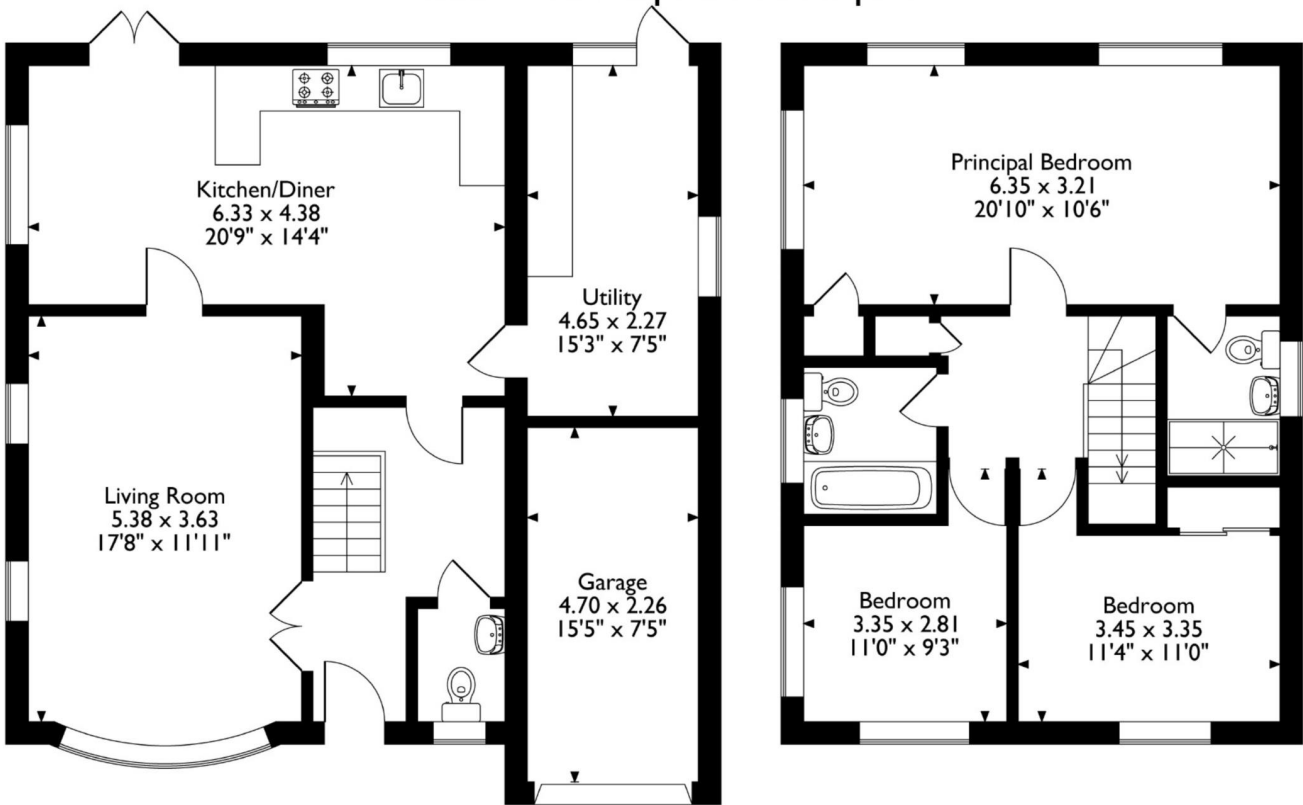
13, Maddox Close, Osbaston, Monmouth

Approximate Gross Internal Area

Main House = 123 Sq M/1324 Sq Ft

Garage = 11 Sq M/118 Sq Ft

Total = 134 Sq M/1442 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.

First floor

Doors from the landing lead to all bedrooms and the family bathroom.

The principal bedroom suite truly has the wow factor. Formerly two separate bedrooms, the current vendor has reconfigured the space to create a stunning, generously proportioned main suite (this could be reinstated as a fourth bedroom if desired). Additional windows have been added, including a broad picture window at the end of the room, perfectly framing the sweeping views. The room also benefits from a useful shelved storage cupboard and ample space for further bedroom furniture. A door leads to the modern en-suite shower room, fitted with a walk-in double shower, wall-hung vanity unit with drawers beneath, W.C., and a heated towel rail.

Bedrooms two and three are both comfortable double rooms positioned at the front of the property, each enjoying attractive views over the surrounding countryside and towards the Black Mountains. Bedroom two also features fitted wardrobes.

The family bathroom completes the accommodation on this floor, with a side-aspect window offering lovely far-reaching views. It is fitted with a panelled bath with shower screen and Mira shower, pedestal wash hand basin, and W.C.

STEP OUTSIDE



The front of the property features a generous driveway providing parking for several vehicles and giving access to the single garage and front entrance. Circular panelled fencing with a gated opening leads into the spacious front garden, which is predominantly laid to lawn. A broad paved area to the side flows seamlessly around to the rear garden.

The delightful rear garden enjoys a sunny aspect, beautiful open views, and an excellent degree of privacy. A wide patio area provides an ideal space for outdoor dining and entertaining, with a further lawned area and a raised deck. At the end of the garden sits a superb bespoke, handmade open summerhouse with an additional raised decked area - perfectly positioned to take full advantage of the stunning surrounding countryside.

AGENT'S NOTE:

We are advised that there is a right of access over a shared driveway with No.14 Maddox Close.

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 cul du sac on your 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)	69	76
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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