



OSBASTON

Guide price **£575,000**



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To book a viewing call 01600 713030

2 LANCASTER WAY

Monmouth, Monmouthshire NP25 3BE



Immaculately presented detached family home
Situated in a sought-after location
Four bedrooms and four reception rooms

This immaculately 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

- Four-bedroom detached family home
- Beautifully presented throughout
- Situated in a large plot
- Sought-after location
- Generously proportioned
- Ethernet connection to most rooms



STEP INSIDE



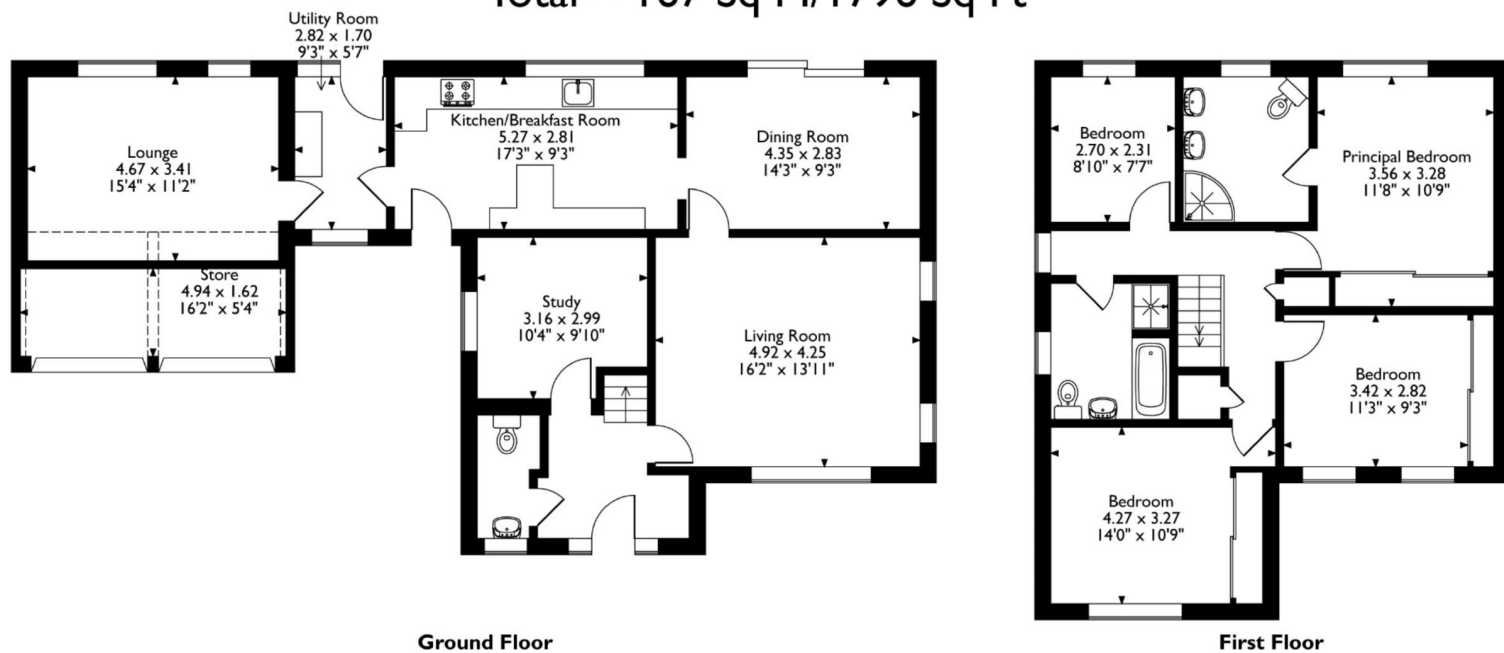
As you enter this beautiful family home, you are warmly welcomed by the well-appointed hallway with engineered oak flooring and a useful shelved recessed area with hanging rail, ideal for coats and shoes. Oak doors lead to the living room, study, cloakroom and stairs to the first floor.

The large home office/study which is served by high speed fibre broadband, all other principal rooms in the house benefit from wired connectivity via ethernet ports.

The living room features engineered oak flooring, open log fireplace and dual aspect windows flooding the room with natural light.

From the living room, there is a doorway leading through to the spacious dining room, which boasts solid oak flooring with a patio door leading to the rear garden, making the space perfect for entertaining with family and friends.

Approximate Gross Internal Area
 Main House = 159 Sq M/1713 Sq Ft
 Outbuilding = 8 Sq M/86 Sq Ft
 Total = 167 Sq M/1796 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 kitchen/breakfast room has been recently modernised by the current vendors. It is well-appointed with a high standard John Lewis kitchen, Corian worktops, underfloor heating, continuing into the utility room, 5-ring gas hob, integrated double oven, Franke boiling water/cold filter tap well-designed pantry cupboard incorporating pull-out drawers.

Off the kitchen is a useful utility room with space for white goods and a door to the rear garden. Finally, there is another lounge area as part of the garage conversion by the current vendors with windows overlooking the private rear garden, the perfect space for growing families.

To the first floor, there are four generous double bedrooms, three of which boasting fitted wardrobes.

The principal bedroom has a large ensuite shower room and windows overlooking the pretty rear garden.

Lastly, the family bathroom is well-presented and fitted with a four-piece suite.

STEP OUTSIDE



To the front of the property, there is a beautifully maintained lawned area and driveway with parking for several vehicles with the added benefit of an electric car charging port.

The garage, featuring two convenient up and over doors, offers a practical storage space, while the remaining portion has been thoughtfully renovated and seamlessly integrated into the interior accommodation.

The rear garden is a generous size with a great deal of privacy from the mature borders. The garden is mainly laid to lawn boasting two patio areas with one offering distant hillside forest views.

INFORMATION

Postcode: NP25 3BE

Tenure: Freehold

Tax Band: G

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 Lancaster way. Proceed up the hill and number two can be found on the right-hand side just after the turning for Beaufort Road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	70	80
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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