



USK

Guide price **£785,000**



27 BURRIUM GATE

Usk, Monmouthshire NP15 1TN



Extended detached home,
Generous corner plot with views,
Indoor pool and detached garage.

This charming detached home, set on a desirable corner plot in the picturesque town of Usk, offers both convenience and tranquillity. Just a short stroll from the town's vibrant amenities, including local shops, restaurants, and traditional pubs, this property provides the perfect balance of community living and accessibility.

For those seeking further facilities, the larger market towns of Monmouth and Abergavenny are within easy reach, while excellent road and rail links make commuting to Newport, Cardiff, and Bristol effortless. Nature lovers and outdoor enthusiasts will appreciate the proximity to Bannau Brycheiniog (formerly the Brecon Beacons), offering breathtaking landscapes and a wealth of recreational activities.

With its prime location and excellent transport connections, this delightful home presents a fantastic opportunity for those looking to enjoy the best of both town and country living.



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KEY FEATURES

- Detached home,
- Extended by current owners,
- 4 bedrooms,
- Large sun room to rear, Indoor pool,
- Detached double garage with room above.



STEP INSIDE

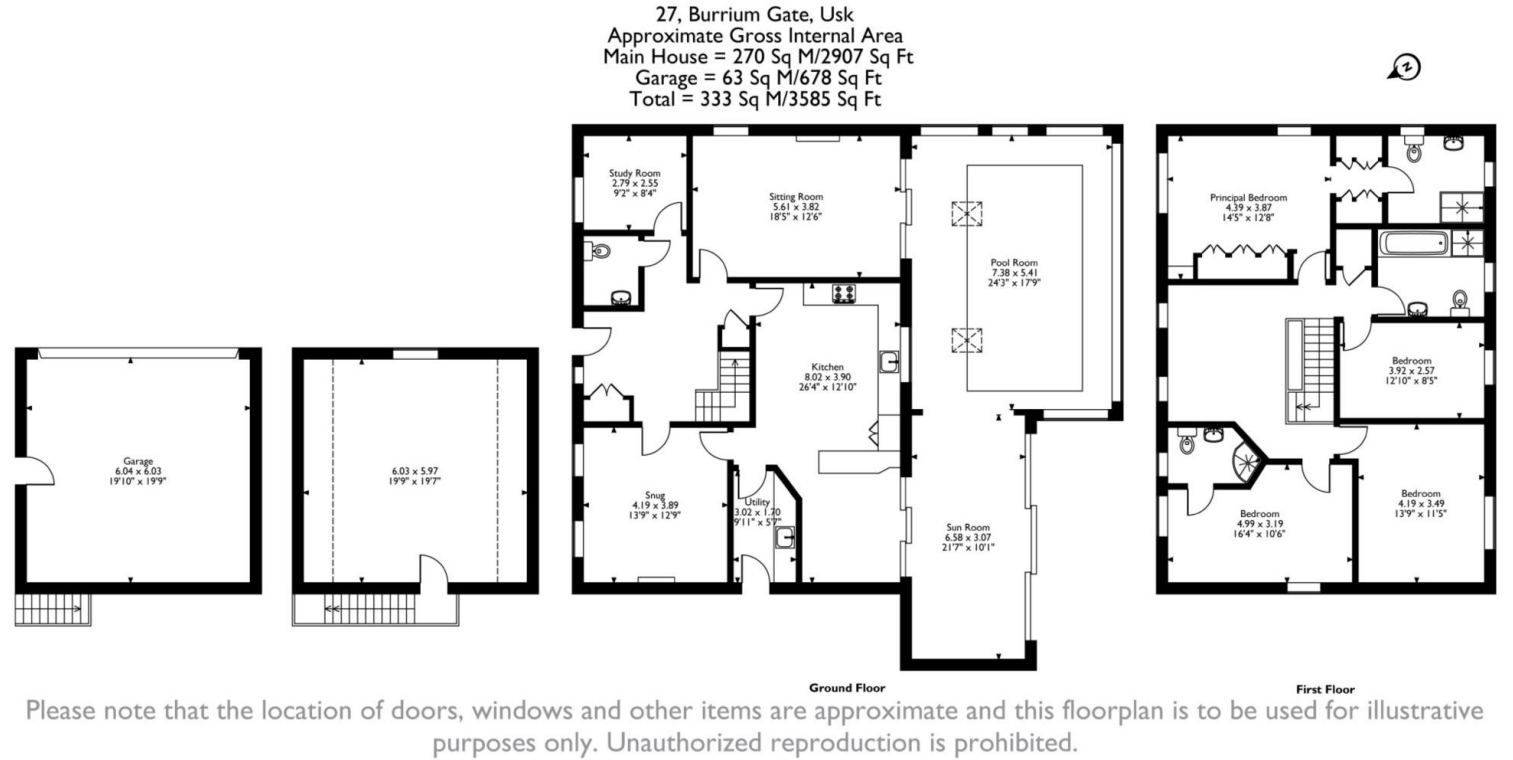


Stepping through the front door, you are welcomed into a spacious and inviting hallway, where the staircase rises gracefully to the first-floor landing. From this main hallway, doors lead to the main ground floor rooms, offering a seamless flow throughout the home.

To the left, a well-proportioned study provides the perfect space for home working or a quiet retreat, with a window overlooking the front. To the opposite side of the hallway, a cosy snug offers a comfortable space to relax, also enjoying a front-facing aspect. Adjacent to the study, the generous sitting room is a wonderful place to unwind, featuring a side window that floods the room with natural light and a charming feature fireplace as its focal point. Sliding patio doors lead through to the impressive indoor pool room, creating a unique and luxurious addition to the home. The indoor pool has an automatic cover and a swimming resist jet.

The heart of the house is undoubtedly the kitchen/breakfast room, a fantastic space fitted with an extensive range of wall and base units. A clearly defined dining area provides plenty of space for family meals and entertaining, while windows and doors to the rear offer lovely garden views. Conveniently positioned off the kitchen is a utility room, complete with space for appliances and direct access to the side of the house.

From the kitchen, patio doors open into the spacious sunroom, a bright and airy space with full-length windows and doors overlooking the rear garden. This room provides a delightful connection to the outdoors and also offers access to the adjacent pool room, ensuring this home is perfectly designed for relaxation and entertaining. Completing the ground floor is a cloakroom, conveniently accessed from the main hallway.



Ascending to the first floor, a generous landing area awaits, offering a peaceful spot to sit and unwind. This versatile space could even be adapted into a separate room if desired. The home boasts four spacious bedrooms, with the principal suite enjoying a dual aspect, fitted wardrobes, a dressing area, and en-suite facilities. The second bedroom also benefits from its own en-suite, providing additional privacy and convenience.

A stylish family bathroom serves the remaining bedrooms, featuring a four-piece suite, including a bath and separate shower enclosure.

With its well-designed layout and generous living spaces, this home offers a perfect blend of comfort and practicality, catering to modern family life.

STEP OUTSIDE



The exterior of this home is as impressive as the interior, offering a blend of practicality and tranquillity. A gated pathway leads to the front door, with the enclosed front garden laid mainly to stone chippings, complemented by ornate shrub borders. To the side, a gated access opens to a secure enclosed space, providing entry to the utility room and a handy storage area for bins and outdoor essentials.

At the rear, the garden is thoughtfully designed for both relaxation and entertaining. A timber-effect sun patio is framed by a sleek chrome balustrade, adding a contemporary touch, while a brick-paved pathway leads to the generous parking area. The gated driveway provides off-road parking for several vehicles and leads to a detached double garage with electronic access. Above the garage, a versatile room offers potential as a home office or even a self-contained living space.

Tucked behind the garage, a secluded seating area with a water feature, enclosed by hedging and mature trees, creates a true private oasis.

INFORMATION

Postcode: NP15 1TN
Tenure: Freehold
Tax Band: H
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

Leave central Usk on Monmouth Road, turn left into Burrium Gate and follow the principal road. The property will be found on your left hand side, opposite the turning into Cassia Drive.
What3Words [absorb.perfumes.chew](https://www.what3words.com/absorb.perfumes.chew)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)	80	
D (55-68)		
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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