



## Manson Heights, £400,000

- Delightful semi-rural setting
- Edge of Town with countryside views
- Substantially extended family home
- Four Bedrooms, 2 Reception Rooms
- Well stocked mature garden
- EPC Rating: D     Council Tax F



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## About the property

Situated on the edge of Town, enjoying a semi-rural setting, appreciating the beautiful far reaching views beyond Monmouth and the nearby countryside. Substantially extended to create an ideal family home offering versatile character accommodation with modern features and delightful mature well stocked gardens, providing a tranquil environment. In brief the accommodation comprises; Entrance Hall, Kitchen/Breakfast Room, Dining Room, Sitting Room with French doors leading out onto paved terrace. On the first floor, four Bedrooms and a Bathroom. Parking area and use of neighbouring green parkland.

Creatively extended to form a delightful family home, enjoying distant views and a semi-rural position on the edge of Town. Attractive, substantial end terrace offering 4 bedrooms and 2 reception rooms with a beautiful mature garden.



## Accommodation

### Entrance Hall

Storm porch, part glazed front door, quarry tiled floor, radiator, stairs to first floor.

### Kitchen/Breakfast Room

Window front and rear, door to rear. Base and wall units, comprising cupboards and drawers with work surfaces incorporating single drainer sink unit with mixer tap. Bosch oven, 4 ring gas hob and extractor hood. Wine rack, radiator, meter cupboard. Pantry with space for fridge, shelving and window. Deep under stairs storage cupboard. Wood effect floor and tiles.

**Dining Room** 15' 8" x 10' 4" max (4.78m x 3.15m max) Window to front and rear. Fireplace with gas back boiler, opening and two steps down into:

**Sitting Room** 16' 2" x 12' max (4.93m x 3.66m max) Plus recess, radiator, window to front and rear, French doors to terrace. Laminate flooring.

### First Floor Landing

Access to loft space, two windows to rear with spectacular views.

**Bedroom 1** 12' 2" x 10' 3" (3.71m x 3.12m)  
Window to front, radiator.

**Bedroom 2** 10' 2" x 9' 9" (3.10m x 2.97m)  
Window to front, radiator, recess wardrobe cupboard.

**Bedroom 3** 12' narrowing to 8' 3" x 7' 9" (3.66m narrowing to 2.51m x 2.36m) Window to rear, radiator, exposed wooden floorboards.

**Bedroom 4** 14' 6" narrowing to 8' 2" x 7' 9" (4.42m narrowing to 2.49m x 2.36m) Window to rear, radiator and exposed floorboards.

### Bathroom

Suite comprising panelled bath with Mira Sport shower unit, tiled surround, pedestal basin, w.c, frosted window to rear and tiled floor.

### Outside

The property is approached over a shared tarmac driveway with additional parking area at the top. The cul-de-sac gives way into a gravelled area which may be used as an additional car parking space. There is a garden shed and path leading around the side to the delightful lawned rear garden. With raised paved terrace overlooking the garden and beyond. The lawn is planted with mixed flower and shrub beds and also includes a number of specimen trees including a Banana tree, Fig and Palm trees. There is also a Greenhouse and outside tap and lighting.



## Floorplan



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