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Ravenhurst Highfield Road, Osbaston Monmouth

Offers in the region of £475,000

 pablack

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## About the property

Situated on the outskirts of Monmouth within the sought after area of Osbaston. The four bedroom family property offers spacious living accommodation and enjoys an attractive rear garden, integral twin garage and extensive driveway parking. Available immediately with no onward chain.

The property enjoys a pleasant setting, within a sought after neighbourhood of select and varied homes. The property captures a glimpse of the distant views beyond the Town across the surrounding countryside of Monmouth. Internally the accommodation comprises, Reception Hall with Cloakroom, Sitting Room 17ft with opening through to the Dining Room glazed door opening out to rear terrace and garden. Kitchen leading through to cosy Family Room or Breakfast Area, Utility Room with door to outside and the integral twin Garage. On the first floor, Master Bedroom with fitted wardrobes and bedroom furniture and en-suite Shower Room. Three further Bedrooms and Bathroom. Outside the garden is set to the rear, mainly lawned with planted flower and shrub borders creating interest. Extensive driveway parking to the front area. The property is available immediately, with no onward chain.

Council Tax - G



### Accommodation

#### Covered Porch

Tiled floor, lantern light.

#### Reception Hall

Built-in cloaks cupboard, radiator, understairs cupboard. Staircase to first floor.

#### Cloakroom

Low level w.c., hand basin, radiator, frosted window to front.

#### Sitting Room

17' 1" x 13' 2" (5.21m x 4.01m)  
Painted wooden fire surround, marble hearth, gas connection. Window to front, two radiators, glazed doors into:

#### Dining Room

13' 2" x 10' 5" (4.01m x 3.17m)

Full length window with adjacent patio door to garden. Radiator, dado rail and door to:

#### Kitchen

8' 6" x 12' 3" (2.59m x 3.73m)

Fitted base and wall units comprising cupboards and drawers, with work surfaces incorporating a one and a half bowl sink unit with mixer tap and single drainer with mixer tap. Amica oven, Fagor 4 ring gas hob with hood above, corner display shelving, space for fridge, space and plumbing for dishwasher, window to rear, tiled floor, opening through to:



### **Family Room/ Breakfast Area**

10' 6" x 9' 8" (3.20m x 2.95m)

Window to rear, radiator, door to integral garage.

### **Integral Twin Garage**

17' 3" x 16' (5.26m x 4.88m)

Twin up and over doors, one being electrically powered with remote control. Part boarded loft space. Power and lighting.

### **Utility Room**

10' 6" x 5' 6" (3.20m x 1.68m)

Worcester Greenstar Highflow 440 gas boiler. Work surface with single drainer sink unit with space and plumbing for washing machine, window to side, part glazed door to rear, tiled floor and door to:

### **First Floor Landing**

Built-in storage cupboard with electric heater. Access to loft space.

### **Master Bedroom**

13' 6" x 10' 4" (4.11m x 3.15m)

Plus sliding mirror fronted double wardrobe and bedroom furniture including wall cupboards, Radiator and window to front.

### **En-Suite Shower Room**

Tiled shower cubicle with screen and Mira shower unit. Pedestal hand basin, w.c, shaver light and point, radiator, frosted window to side.

### **Bedroom 2**

11' 3" x 10' 2" (3.43m x 3.10m)

Plus wardrobes with folding doors. Radiator and window to rear.

### **Bedroom 3**

9' 7" x 8' 2" (2.92m x 2.49m)

Built-in wardrobe, window to front and radiator.

### **Bedroom 4**

9' 8" x 6' 7" (2.95m x 2.01m)

Built-in wardrobe, vanity unit with basin, window to rear and radiator.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.