



Poorscript Gardens, Offers in excess of £430,000

- Council Tax Band - D
- Substantially extended semi-detached property
- Edge of popular village
- Beautiful views of nearby countryside
- Modern with much charm
- Three reception rooms
- EPC Rating: D



 4  2  3



About the property

Situated within a pleasant cul-de sac a short walk from the characterful village of Grosmont. The property has been substantially extended to provide unique versatile living accommodation. Offering character and modern features, the accommodation briefly comprises; Entrance and Utility area, Hall with Cloakroom, Kitchen, Sitting Room with opening through to Dining Room having doors leading out to the garden. Additional 14ft Reception Room ideal for hobbies or work from home space with door to secondary room, these combined rooms offer potential for a variety of uses or ground floor bedroom suite. On the first floor Master Bedroom incorporating ensuite Bathroom. Second Bedroom with French doors opening out onto balcony area with splendid countryside views. Two further Bedrooms and a Shower Room. The rear garden has a paved patio area, ideal for entertaining and lawned area.

Situated between Monmouth and Abergavenny within the sought after and pretty village of Grosmont. Substantially extended 4 bedroom, with 3 reception room, modern semi-detached property with character and beautiful far reaching countryside views to the rear aspect.



Accommodation

Entrance Porch/Utility Area 16' x 4' 1" (4.88m x 1.24m)
 Approached via French doors, glazed windows to side.
 Space and plumbing for washing machine. Frosted
 glazed door into:

Inner Hall
 Tiled floor, radiator, built in cupboard.

Cloakroom
 Low level W.C, wash hand basin, frosted glazed internal
 window. Radiator.

Kitchen 9' 6" x 9' 4" (2.90m x 2.84m)
 Fitted base and wall mounted cupboards and drawer
 units. Porcelain Belfast style sink with antique brass mixer
 tap. Glazed display cupboards. Space for cooker and
 space for fridge and dishwasher. Wooden tongue and
 groove ceiling.

Sitting Room 12' 8" x 12' 6" plus recess (3.86m x 3.81m
 plus recess) Fireplace. Radiator. Wood floor. Staircase
 to fridge freezer. Opening through to:

Dining Room 15' 2" x 8' 8" (4.62m x 2.64m)
 Exposed wooden floorboards. Wide glazed doors to
 rear garden.

Living / Hobbies Room 14' 6" x 10' 5" (4.42m x 3.17m)
 Radiator. Views to side. French doors to garden. Door
 to:

Study 10' 5" x 6' 4" (3.17m x 1.93m)
 Window to front. Radiator. Firebird Enviromax oil combination
 boiler.

First Floor Landing L Shaped. Access to loft space.

Master Bedroom with Ensuite 21' 5" x 10' 4" incorporating door
 entrance (6.53m x 3.15m incorporating door entrance)
 Window to rear, Radiator. Set to one end of the room is the
 corner panelled bath with shower and mixer tap. Low level W.C.
 Pedestal wash hand basin. Frosted window to front.

Bedroom Two 17' 8" x 8' 7" (5.38m x 2.62m)
 Window to rear. Radiator.

Bedroom Three
 17' 3" x 9' 5" (5.26m x 2.87m)
 Double door opening out onto balcony with wrought iron railings,
 enjoying beautiful views. Recess wardrobe.

Bedroom Four 9' 3" x 8' 6" (2.82m x 2.59m)
 Window to front. Recessed storage.

Shower Room
 Corner shower with mixer shower head. Low level W.C. Pedestal
 wash hand basin. Radiator. Frosted window to front. Tiling to walls.

Outside
 Situated to the front of the property is an extensive gravelled area,
 suitable for vehicle parking or garden, with a path leading around the
 side to the attractive enclosed rear garden, which comprises delightful
 paved sun terrace and a lawned area, ideal for entertaining and
 appreciating the adjoining farmland. There is also outside lighting.

Floorplan



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