



Rocklea

offers in excess of £290,000

- Council Tax Band - D
- Three bedroom end terrace with views
- Popular village location
- Excellent studio/home office
- Garden with workshop
- EPC Rating: D



3 1 1



About the property

Convenient semi-rural setting with countryside views - 3 miles Monmouth. Benefitting from a modern style outbuilding, ideally suited to home office use. Additional workshop with power and lighting and enclosed rear garden.

Occupying a pleasant setting on the edge of Wye Valley, area of outstanding natural beauty. Approximately a five minute drive from the dual carriageway that leads to Newport and the M4. Traditional end terrace family home with accommodation comprising; dual aspect Sitting Room with feature fireplace and woodburner. Modern country style Kitchen with Dining area, also overlooking the front and rear garden. Opening through to Utility Room, a useful addition to any home, which favours regular use of the outside space on offer. On the first floor there are three good Bedrooms, all enjoying a view of the area and nearby countryside. There is a separate Cloakroom/WC and stylish modern Bathroom. Outside, the front lawned garden has a young Magnolia tree and planted borders. A path leads around the side to the rear garden, where there is a Workshop with power and lighting, with attached log store. Gravelled terrace area adjacent to the house, ideal for relaxing, overlooking the distant woodland hill-tops and countryside. The extensive lawned garden has an attractive Rose border, five fruit trees (Greengage, Apple and Pear) and numerous raised beds which are in place for immediate vegetable and soft fruit planting. Also set to one side is the enclosed chicken coop area. A particular feature of the property is the modern Outbuilding/Home Studio which has recessed down lighters, power and rainwater harvest tank to rear.





Accommodation

Entrance Hall

Sitting Room

16' 5" x 10' 4" (5.00m x 3.15m)

Dining Room / Kitchen

16' 5" x 9' 5" narrowing to 7' 8" (5.00m x 2.87m
narrowing to 2.34m)

Utility Room

8' 7" x 4' 9" (2.62m x 1.45m)

On The First Floor

Bedroom 1

13' 3" x 9' 2" (4.04m x 2.79m)

Bedroom 2

10' 5" max x 9' 8" (3.17m max x 2.95m)

Bedroom 3

10' 1" x 6' 8" (3.07m x 2.03m)

Bathroom

Separate Cloakroom / W.C.

Outside

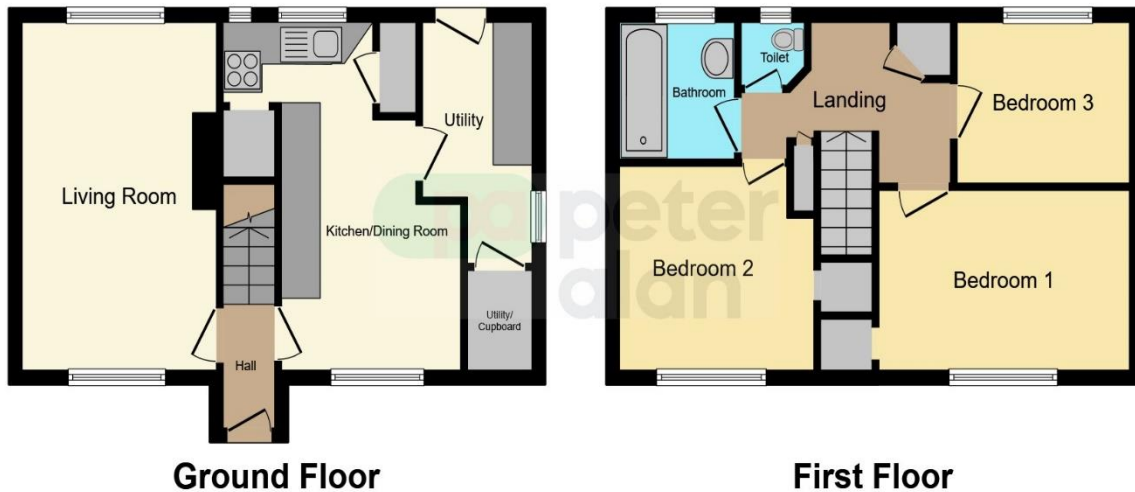
Outbuilding

14' 7" x 7' 5" (4.45m x 2.26m)

Studio / Home Office

11' 7" x 12' 6" (3.53m x 3.81m)

Floorplan



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