



5 3 2

Lancaster Way, Osbaston Monmouth
offers in the region of £650,000

 pablock

01600 714355
monmouth@pablock.co.uk



About the property

Superb extended property with self-contained Annexe, within popular location on the edge of Town. Well presented with high specification fixtures and fittings. Feature raised decked terrace enjoying views. PV Solar roof panels with battery storage.

Situated on the outskirts of Town, within catchment for the popular local primary school. Deceptively spacious, ideal multi-generational property with the benefit of a self-contained annexe. Appreciating the distant countryside views to the rear from the impressive raised decked terrace. Substantially extended and modernised by the current owners, the property offers numerous features, which have been carefully included to provide a comfortable living style. Attractive low maintenance wood effect flooring extends throughout the main living areas, with wooden Oak doors with decorative trim, independent gas fired boiler in both the house and annexe. PV solar panels with battery storage, underfloor heating to the annexe, radiators to the main house. Superb contemporary fitted Kitchen with Dining Area, Utility and a Cloakroom. Well proportioned Living Room with lantern rooflights and multiple bi-fold doors to rear, underfloor heating and air-conditioning. Inner study/hobbies area. Four Bedrooms, (one ensuite). Annexe with Sitting Room also opening out to the rear terrace, Kitchen, Bedroom with Shower Room. Driveway parking and turning area and integral Garage.

Council Tax - Band F

Accommodation

Reception Hall

Approached via front door, matching independent front door to the annexe. Staircase to first floor. Opening through to study and door to:

Open Plan Kitchen/Dining Room

14' 2" x 12' (4.32m x 3.66m)

Superb kitchen area with extensive range of contemporary units comprising base and wall mounted cupboards and deep pan soft closing drawer units. Concealed recessed lighting. Granite work surfaces incorporating ceramic one and a half bowl, single drainer sink unit with mixer tap. Integrated six ring gas hob, with extractor. Two Neff fan assisted, self-cleaning double ovens. Integral dishwasher, full height fridge and separate full height freezer. Open plan to:-

Dining Area

14' 1" x 9' 9" (4.29m x 2.97m)

Pair of recessed sliding glazed doors through to Sitting Room. Door to:

Utility

10' 3" x 5' 9" extending to 9' 2" (3.12m x 1.75m extending to 2.79m)

Door to rear. Work top with stainless steel sink with mixer tap. Space and plumbing for washing machine and drier. Door to integral Garage.

Cloakroom

Suite comprising, low level w.c, vanity unit with wash hand basin.





Living Room

23' 9" x 13' (7.24m x 3.96m)

A fine addition to the property, which can be appreciated all year round, with underfloor heating and air conditioning. With two splendid feature lantern rooflights, four folding thermal glazed panel doors retracting to the wall, in addition, to the other end of the room are two panel bi-folding thermal glazed doors all opening out to a level projecting decked terrace, with balcony safety glass, ideal entertaining area, enjoying the delightful distant views across nearby farmland and towards the Buckholt.

Study / Hobbies Area

12' 1" x 8' 5" (3.68m x 2.57m)

Concealed sliding doors from the Living Room, this inner through area, offers a potential study or hobbies area and provides an interconnecting door through to the annexe.

First Floor

Airing cupboard housing combi boiler.

Bedroom 1

10' 3" plus wardrobes x 10' 2" (3.12m plus wardrobes x 3.10m)

Air conditioning. Bedroom furniture includes, two fitted wardrobes, two beside cabinets, matching headboard and dressing table. Door to:



En Suite Shower Room

Comprising shower cubicle with overhead rain shower and additional shower head. Towel radiator. wash hand basin and low level w.c.

Bedroom Two

10' 2" x 9' 4" (3.10m x 2.84m)

Built in wardrobe.

Bedroom Three

7' 4" x 7' 3" (2.24m x 2.21m)

Built in wardrobe.

Bedroom Four

7' 5" x 6' 5" (2.26m x 1.96m)

Bathroom

Suite comprising panelled bath with shower over. Low level w.c. and wash hand basin.





Annexe

Hallway

Front door and also interconnecting door. Doors to following;

Sitting Room

13' 8" x 11' 9" (4.17m x 3.58m)

Feature fireplace with stone fire surround and inset remote control coal effect gas fire. Triple folding doors, which open out onto the joint decked terrace area.

Kitchen

8' 2" x 6' 3" (2.49m x 1.91m)

Modern fitted base and wall mounted units, including pan drawer, pull out drawer unit. Work surfaces incorporating stainless steel sink unit with mixer tap. Two ring induction hob, extractor fan, integrated dishwasher, fridge/freezer and space for microwave.

Bedroom

12' 8" x 8' 3" (3.86m x 2.51m)

Fitted bedroom furniture, comprising wardrobes and cupboards. Secondary door to:



Shower Room

Suite comprising walk-in shower cubicle with electric shower. Wash hand basin, W.C with concealed cistern. Wall mounted Worcester combi boiler.

Garage

16' 8" x 13' 1" (5.08m x 3.99m)

Access to useful boarded loft storage above. Electric remote roller door. Power and lighting.

Outside

Situated to the front of the property is an extensive parking and turning area and access to the garage. Small private lawned area is sheltered by an enclosed Beech hedge to the front. A path leads around the side to the rear garden. Predominantly, laid to lawn with a variety of shrubs. The lower part of the garden designated to a productive horticultural area with soft fruit beds and young fruit trees, with a Greenhouse set to one corner. Beneath the superb raised decked terrace is a useful low level storage. There is outside lighting, power point and water tap.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.