WYESHAM, MONMOUTH

Guide price **£540,000**

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CRANTOCK

Wyesham Road, Wyesham, Monmouth, Monmouthshire, NP25 3JP

Four-bedroom detached home
Kitchen/breakfast room
Popular location

This well-presented four-bedroom detached family home features a beautiful, established private rear garden and enjoys distant views towards the Wye Valley hills.

Located to the south east of the town centre, the estate forms a gateway to this stretch of the Wye Valley, with the A466 meandering past as it winds into the heart of one of Wales's most glorious and famous landscapes.

The area benefits from a local shop with Post Office, Primary School, Church and nearby Pub and Supermarket. A wider range of amenities can be found in the nearby historic county town of Monmouth including well-known supermarkets sitting alongside independent shops, socialising and further sporting opportunities. Monmouth town centre is within walking distance, as are some of the best schools in the county. This much loved family home enjoys a quiet setting, combining nearby family focused amenities with exciting opportunities to explore the surrounding landscape and fully enjoy life in this special spot.

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KEY FEATURES

- Four-bedroom detached home
- Kitchen/breakfast room
- Well-presented throughout
- Beautiful garden
- Hill top views
- Popular location

STEP INSIDE

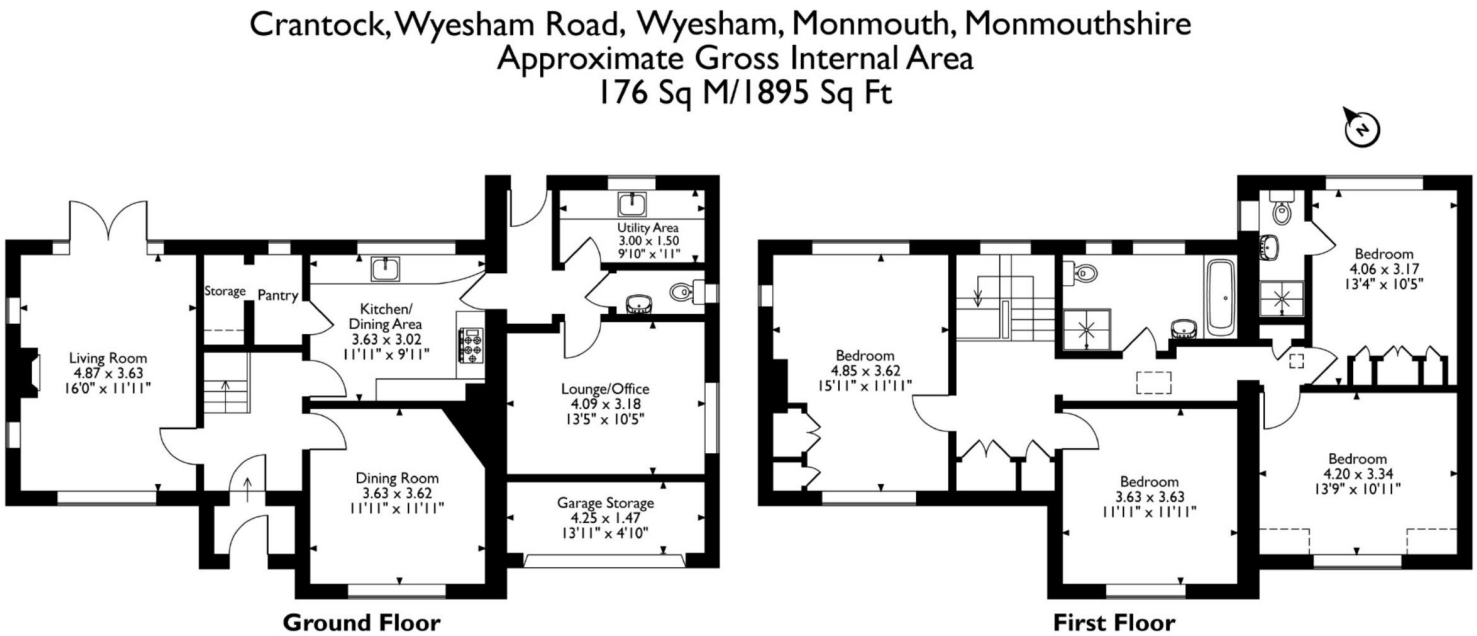
The property is accessed via a practical entrance porch, providing an ideal space for coats and shoes. This leads into a welcoming entrance hallway, featuring stairs rising to the first floor and doors to the lounge, dining room, and kitchen/breakfast room.

The living room is a bright and inviting space, benefitting from a large front-facing window with distant hilltop views, two side windows, and French doors opening directly onto the patio, creating a seamless connection between indoor and outdoor living. A log burner adds warmth and character, making it a perfect family room.

Positioned at the front of the property, the dining room enjoys pleasant outlooks towards distant hills and offers an ideal setting for formal entertaining.

At the heart of the home is the well-appointed kitchen/breakfast room, fitted with modern wall and base units. This sociable space comfortably accommodates a breakfast bar with seating and includes an electric Rangemaster oven with a five-ring gas hob, a 1½ sink with drainer, and an integrated dishwasher. A window overlooks the rear aspect, while doors lead to a walk-in shelved pantry and a separate utility area.

An inner hallway provides access to the rear garden via an obscure-glazed door, as well as doors to the utility room, study, and guest cloakroom.



The utility room offers additional wall and base units, a chrome sink and drainer, and space for a washing machine, tumble dryer, and fridge-freezer. It also houses the Worcester combi boiler and benefits from a rear-facing window.

The study, with a side-aspect window, is a generous and versatile space - ideal for home working, hobbies, or use as a snug.

The guest cloakroom is fitted with a modern pedestal wash hand basin and WC, with an obscure-glazed side window.

First Floor

Upstairs, a rear-facing window allows natural light to fill the landing, which provides access to all bedrooms, the family bathroom, built-in storage cupboards, and the loft.

The principal bedroom enjoys a rear aspect with distant views towards the Kymin and features an en-suite shower room. The fully tiled en-suite includes a walk-in electric shower with glass doors, pedestal wash hand basin, WC, and an obscure rear window.

Bedroom two is a bright and spacious room with windows to the front, side, and rear aspects, offering views towards the Kymin and distant hills. It also benefits from built-in Sharps fitted wardrobes.

Bedrooms three and four are both generous doubles, each with front-aspect windows enjoying distant hilltop views.

The modern family bathroom is well-appointed, featuring a fully tiled walk-in shower with waterfall showerhead and glass screen, a separate bath, wash hand basin, WC, and two obscure-glazed rear windows.

STEP OUTSIDE

The front of the property features a large brick-paved driveway, along with the former garage which has now be converted to provide additional accommodation and storage with an electric roll-up door. There is also a well-maintained lawn bordered by mature hedging, and a pathway offering convenient access to the rear garden.

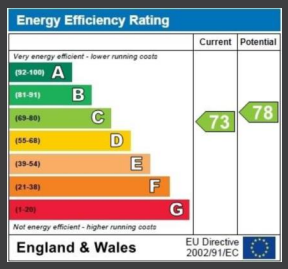
To the rear, the private garden enjoys beautiful views towards the Kymin. It boasts a spacious patio area, perfect for outdoor entertaining, along with built-in flower beds filled with established shrubs and mature hedging. The garden also includes a lawned area and a pathway leading to a raised decking space, complete with a summer house and shed. Additionally, there are raised beds ideal for growing your own vegetables, as well as a greenhouse.

INFORMATION

Postcode: NP25 3JP
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Mains
EPC: C

DIRECTIONS

From our Monmouth office head north on Priory St/B4293 towards White Swan Court, continue onto Dixton Road/A466. At Dixton Roundabout, take the 3rd exit onto A40. Turn left onto Wye Bridge/A466 and continue to follow A466. At the roundabout, continue straight onto A4136. At the roundabout, take the 3rd exit onto Wyesham Road. As you approach the top of the hill the property is on your left hand side.



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