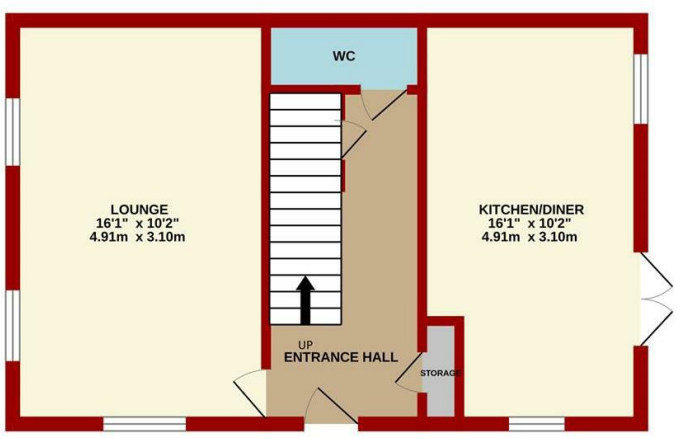
Wyeside House
Redbrook NP25 4NB

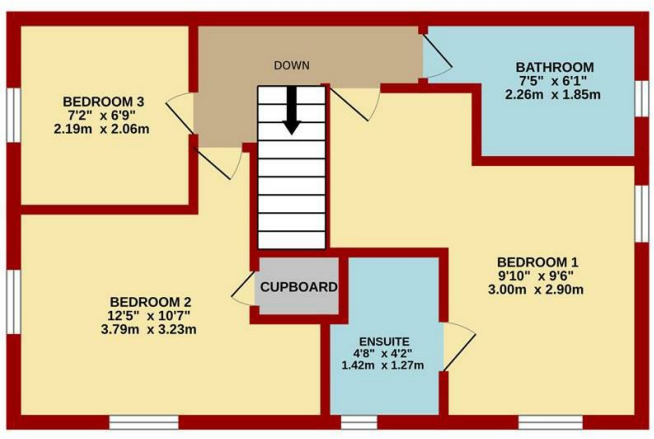
STEVE GOOCH
ESTATE AGENTS | EST 1985



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



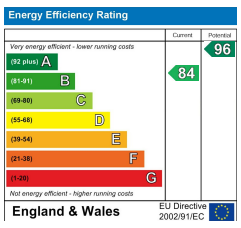
1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.

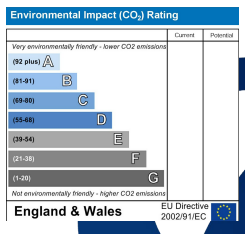


TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

£350,000

BRAND NEW AND FINISHED TO AN EXCEPTIONALLY HIGH STANDARD, this impressive semi-detached home occupies a PROMINENT, ELEVATED VILLAGE POSITION in Redbrook, enjoying FANTASTIC VIEWS ACROSS THE WYE VALLEY. Offering stylish, contemporary accommodation including a superb open-plan kitchen/dining room, three bedrooms and an ensuite, the property further benefits from a PRIVATE SOUTH-FACING LANDSCAPED REAR GARDEN, PRIVATE DRIVEWAY PARKING and an ELECTRIC VEHICLE CHARGING POINT.

Monmouth is in the heart of the Wye Valley, and, as a designated area of outstanding beauty, is surrounded by magnificent countryside. As a border town, this is where Wales really begins from the viewpoint on the Kymin, a National Trust property overlooking the town, the hills around Abergavenny, Hay Bluff, and the Brecon Beacons far distant, make a superb vista.
Some of the population of just over 10,000 work locally, particularly in the many schools, but a large percentage commute to Bristol, Cardiff and Hereford.

There is excellent motorway access to the Midlands, the north, South Wales, and to the Severn Bridge and London. For the Tourist, Stratford and Avon, the Forest of Dean, Tintern Abbey and the Wye Valley, the Brecon beacons National Park and West Wales are all within easy reach.















ENTRANCE HALLWAY
A light and welcoming entrance hallway featuring engineered oak flooring, a useful storage cupboard and an understairs cupboard.

KITCHEN/ DINING ROOM
16'0 x 8'09 (4.88m x 2.67m)
A well-appointed kitchen/dining room enjoying a dual aspect, with views towards the garden and surrounding Wye Valley. There is ample space for a dining table, while the kitchen is fitted with a high-quality range of wall and base units, together with integrated appliances including a dishwasher, fridge/freezer, washing machine/dryer and four-ring electric induction hob. A composite sink and drainer sits beneath a window looking out over the garden, while glazed French doors open directly onto the patio.

SITTING ROOM
16'01 x 10'01 (4.90m x 3.07m)
A well-proportioned sitting room enjoying a dual aspect, with three windows allowing plenty of natural light into the room.

GROUND FLOOR CLOAKROOM
6'03 x 2'09 (1.91m x 0.84m)
Fitted with a low-flush WC and modern corner wash hand basin, with tiled splashbacks and an extractor fan.

FIRST FLOOR

LANDING
The first-floor landing has an oak handrail to the staircase and access to the loft.

BEDROOM ONE
13'05 x 12'07 (4.09m x 3.84m)
A generous double bedroom with space for fitted wardrobes and a dual aspect overlooking the side and rear.

ENSUITE SHOWER ROOM
4'02 x 4'08 (1.27m x 1.42m)
Fitted with a double shower with tiled splashbacks, wash hand basin and WC, together with a window and extractor fan.

BEDROOM TWO
8'06 x 12'05 (2.59m x 3.78m)
A further double bedroom with space for fitted wardrobes and views of the neighbouring surroundings. A deep overstairs cupboard provides useful additional storage.

BEDROOM THREE
7'02 x 6'08 (2.18m x 2.03m)
A single bedroom with a window to the front.

FAMILY BATHROOM
7'05 x 6'01 (2.26m x 1.85m)
Comprising a bath with shower over and shower screen, wash hand basin and WC. The room also benefits from tiled splashbacks, a rear-facing window and extractor fan.

OUTSIDE

REAR GARDEN
The property benefits from a particularly private, south-facing rear garden, featuring a paved patio ideal for outdoor dining and entertaining, an area of lawn and an attractive landscaped section. The garden is enclosed by fencing and enjoys a pleasant outlook towards the surrounding greenery.

DRIVEWAY
A private driveway provides off-road parking for two/three cars and benefits from an EV charging point.

AGENTS NOTES
All mains services are connected. The property benefits a 10-year NHBC guarantee.

SERVICES
Mains - Water, Electricity, Drainage and Gas.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - Rates to be confirmed. Welsh water Drainage.

LOCAL AUTHORITY
Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold

VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Coleford, turn left at the traffic lights onto Staunton Road and continue along for approximately half a mile turning left signposted Newland/Redbrook. Proceed along this road for approximately 2 miles and on entering the village of Redbrook follow the road until reaching the T junction. Turn left onto the main road and proceed along turning left after the Village Store into Tinmans Green, where the property can be found on the right hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)