



# OSBASTON, MONMOUTH

Guide price **£465,000**



# 19 MADDUX CLOSE

Osbaston, Monmouth, Monmouthshire NP25 3BG



Beautifully presented family home  
Popular location  
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This beautifully presented home has so much to offer, finished to an exceptional standard throughout and situated in a quiet, sought-after cul-de-sac. The property features a modern kitchen/breakfast room with ample space for cooking, dining, and entertaining, along with a wonderful, spacious lounge enhanced by a feature bay window to the front aspect.

The first floor provides four well-proportioned bedrooms and an outstanding family bathroom. The principal bedroom benefits from contemporary fitted wardrobes, a stylish en-suite, and delightful views towards the Black Mountains.

Just a short distance from Monmouth to access all the shops and cafes, bars and restaurants that the character packed town can offer, but even closer to the front door are a pub, golf course and a number of respected schools including Haberdashers' Schools for Girls and Boys.

The main A40 runs through the fringe of the town offering easy access to M4, Newport, Cardiff and Bristol to the south and Birmingham and The Midlands to the north, ideal for travelling further afield.

The house is also well-located for discovering and enjoying the very special landscape that surrounds the town, including the Wye Valley Area of Outstanding Natural Beauty, offering woodland walks, water activities and pretty rural pubs and villages to visit.

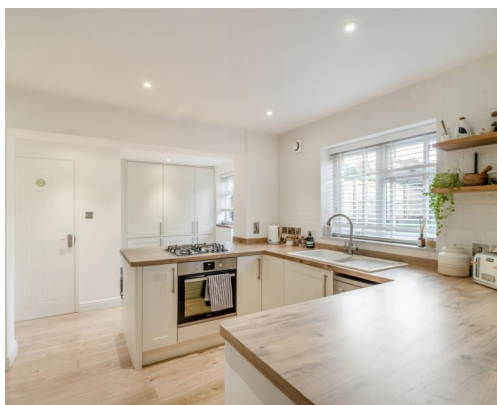


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### KEY FEATURES

- Immaculately presented four-bedroom family home
- Popular location
- Beautiful kitchen/breakfast room
- Four bedrooms with ensuite to the primary bedroom
- Views over the surrounding countryside
- Driveway and garage



# STEP INSIDE



As you enter the property, you are immediately greeted by a light, bright, and modern hallway, finished with oak flooring that flows throughout the ground floor.

Stairs rise to the first floor, with doors providing access to the lounge and the kitchen/breakfast room.

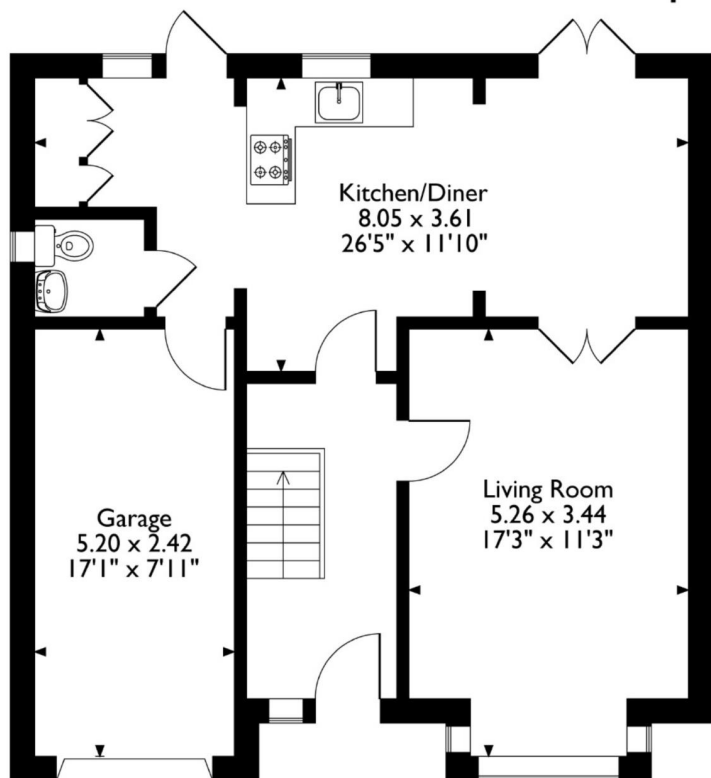
The recently fitted and contemporary kitchen/breakfast room is thoughtfully designed, offering ample space for dining, cooking, and entertaining. It features a range of modern wall and base units, along with an additional section of matching floor-to-ceiling cupboards. There is space for a fridge freezer, as well as a built-in oven with a four-ring gas hob. French doors and windows overlooking the rear garden flood the room with natural light, while glazed double doors lead through to the lounge.

A door also opens to the modern cloakroom and another to the garage, which benefits from plumbing for a washing machine and space for a tumble dryer.

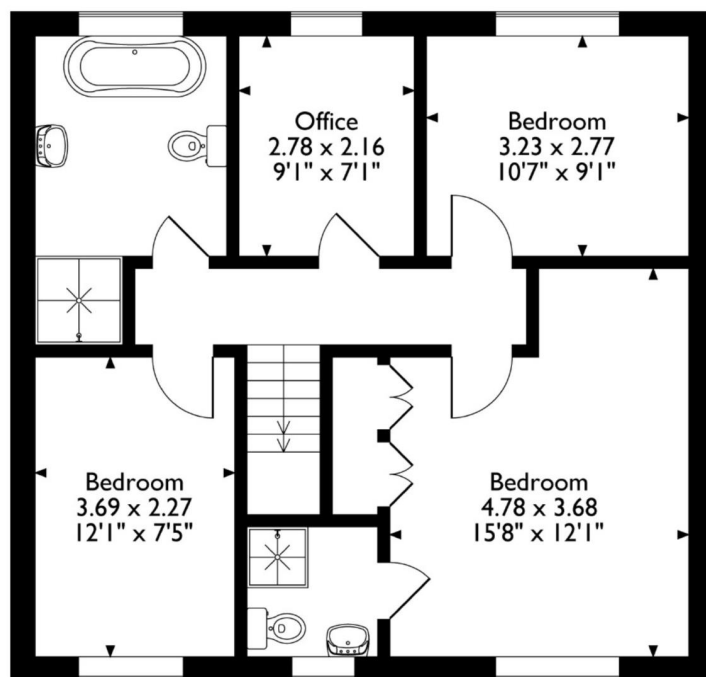
The lounge features a charming box bay window to the front aspect, complete with fitted shutters and offering distant views towards the Black Mountains. The room also benefits from recessed fitted shelving with cupboards beneath, along with a decorative solid wooden mantel.

## 19, Maddox Close, Osbaston, Monmouth

### Approximate Gross Internal Area 127 Sq M/1367 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The first-floor landing provides access to all bedrooms and the stunning four-piece family bathroom.

The principal bedroom is an excellent size and includes stylish, modern fitted wardrobes. Positioned at the front of the property, its window enjoys lovely views towards the Black Mountains. A door leads to the contemporary en-suite, fitted with a fully tiled shower cubicle, wall-hung vanity sink unit, and W.C.

Bedroom two is a spacious double room featuring a decorative wood-panelled wall and a window overlooking the rear aspect.

Bedroom three is another generous double, boasting a high, exposed ceiling with overhead storage, a front-facing window with views of the Black Mountains, and an additional Velux window.

Bedroom four is a large single bedroom with a window overlooking the rear garden.

The family bathroom provides a real wow factor, fitted with a free-standing bath set on a tiled floor, a fully tiled walk-in double shower cubicle, a large wall-hung vanity unit and sink, and a W.C.

# STEP OUTSIDE



The Front Garden is mainly laid to lawn with a driveway leading to the single garage.

The rear garden has a large patio area and area to lawn and benefits from a sunny aspect and offers a good degree of privacy

## INFORMATION

Postcode: NP25 3BG  
Tenure: Freehold  
Tax Band: E  
Heating: Gas  
Drainage: Mains  
EPC: C



## DIRECTIONS

From our Monmouth office, proceed on Priory Street towards the traffic lights. At the lights take a left onto Monk Street, then left into Osbaston. Proceed past the school on your left, take a turn right onto Lanacaster way. Proceed up the hill and turn right into Maddox Close follow the road around to the left and the property will be located on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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