



## Poorscript Gardens, offers in excess of £380,000

- Substantially extended semi-detached property
- Beautiful views of nearby countryside
- Modern with much charm
- Three reception rooms
- Edge of popular village
- EPC Rating: D



 4  2  3



## About the property

Situated between Monmouth and Abergavenny within the sought after and pretty village of Grosmont. Substantially extended 4 bedroom, with 3 reception room, modern semi-detached property with character and beautiful far reaching countryside views to the rear aspect.

Situated within a pleasant cul-de sac a short walk from the characterful village of Grosmont. The property has been substantially extended to provide unique versatile living accommodation. Offering character and modern features, the accommodation briefly comprises; Entrance and Utility area, Hall with Cloakroom, Kitchen, Sitting Room with opening through to Dining Room having doors leading out to the garden. Additional 14ft Reception Room ideal for hobbies or work from home space with door to secondary room, these combined rooms offer potential for a variety of uses or ground floor bedroom suite. On the first floor Master Bedroom incorporating ensuite Bathroom. Second Bedroom with French doors opening out onto balcony area with splendid countryside views. Two further Bedrooms and a Shower Room. The rear garden has a paved patio area, ideal for entertaining and lawned area.





## Accommodation

**Entrance Porch / Utility Area**

**Inner Hall**

**Cloakroom**

**Kitchen**

9' 6" x 9' 4" (2.90m x 2.84m)

**Sitting Room**

12' 8" x 12' 6"

**Dining Room**

15' 2" x 8' 8" (4.62m x 2.64m)

**Living / Hobbies Room**

14' 6" x 10' 5" (4.42m x 3.17m)

**Study**

10' 5" x 6' 4" (3.17m x 1.93m)

**First Floor Landing**

**Master Bedroom With Ensuite**

21' 5" x 10' 4" incorporating door entrance (6.53m x 3.15m incorporating door entrance)

**Bedroom Two**

17' 8" x 8' 7" (5.38m x 2.62m)

Window to rear. Radiator.

**Bedroom Three**

17' 3" x 9' 5" (5.26m x 2.87m)

**Bedroom Four**

9' 3" x 8' 6" (2.82m x 2.59m)

**Shower Room**

**Outside**

Situated to the front of the property is an extensive gravelled area, suitable for vehicle parking or garden, with a path leading around the side to the attractive enclosed rear garden, which comprises delightful paved sun terrace and a lawned area, ideal for entertaining and appreciating the adjoining farmland. There is also outside lighting.

## Floorplan



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