



**pa** peter  
alan

## Woodland View, offers in excess of £275,000

- Substantial well proportioned property
- Offering updated accommodation
- Delightful Kymin views
- Extensive paved parking plus Garage
- Nearby primary School and Shop
- EPC Rating: C



 4  1  2

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## About the property

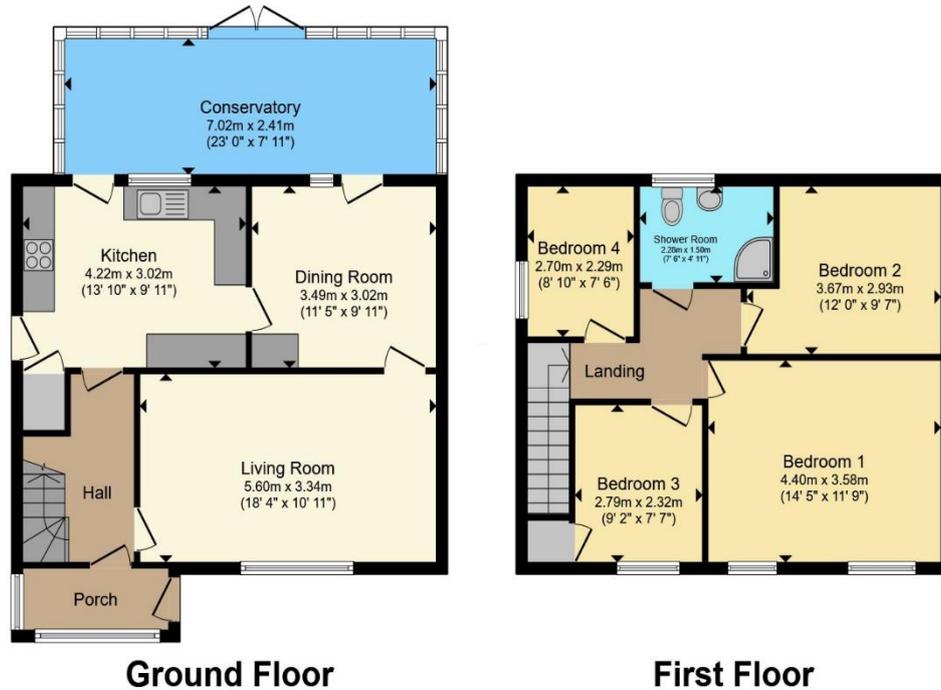
Enjoying distant hillside views of the Kymin. Well presented four bedroom property with two receptions and sizeable conservatory overlooking well maintained rear garden. Garage and extensive gated parking to front.

The popular local area offers a convenience store and primary School along with delightful nearby countryside walks. The property is approached via double wrought iron gates, which open into an extensive parking area which in turn provide access to the attached Garage. The well-proportioned accommodation comprises; Entrance Porch, Inner Hallway with doors to following; Sitting Room having ornamental fireplace and wide window panel to front aspect. Secondary door to Dining Room, a versatile room, perhaps providing a private Living Room area, also having door through to Kitchen. Fitted with a range of attractive modern twin tone units comprising base and wall mounted cupboards and drawers, with integrated oven, hob and fridge.. Door through to delightful Conservatory, superbly running most of the way along the back of the house, with door opening out to the garden. From the Kitchen there is a covered walk-way/useful storage area, linking the Garage and a separate Cloakroom. On the First Floor, there is a stylish Shower Room and four Bedrooms, with the main room to include wardrobes. All of the bedrooms appreciate a distant view beyond the residential area and Town extending across the Monmouthshire Countryside. Outside, the enclosed rear garden is particularly well landscaped with an organised area of planted beds and mixed shrubs, creating interest, along with a convenient terrace, ideal for arranging seating. Useful garden Shed with electricity connected.





## Floorplan



Total floor area 125.7 m<sup>2</sup> (1,352 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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