



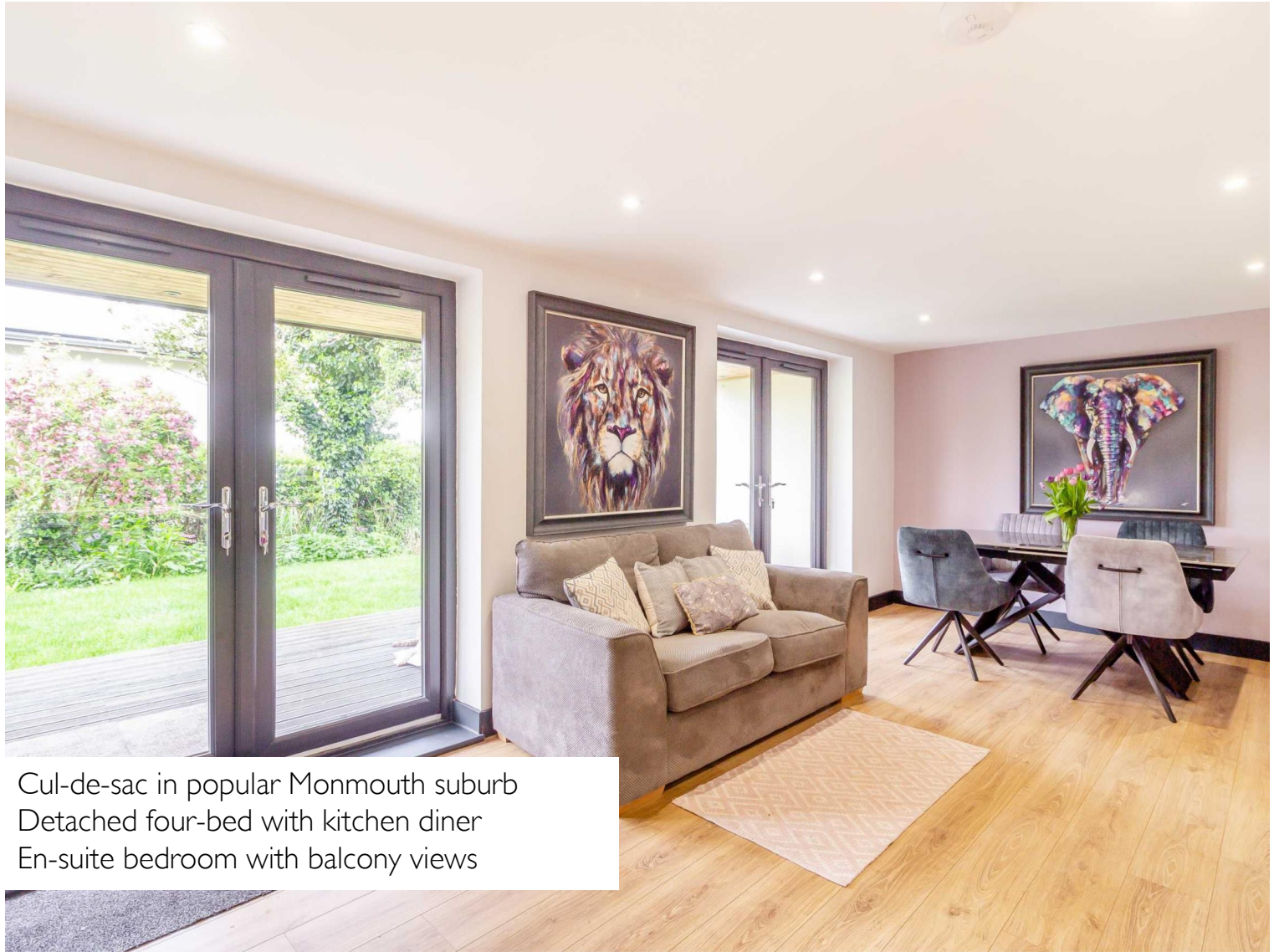
OSBASTON

Guide price **£550,000**



7 DUCHESS CLOSE

Monmouthshire NP25 3JL



Cul-de-sac in popular Monmouth suburb
Detached four-bed with kitchen diner
En-suite bedroom with balcony views

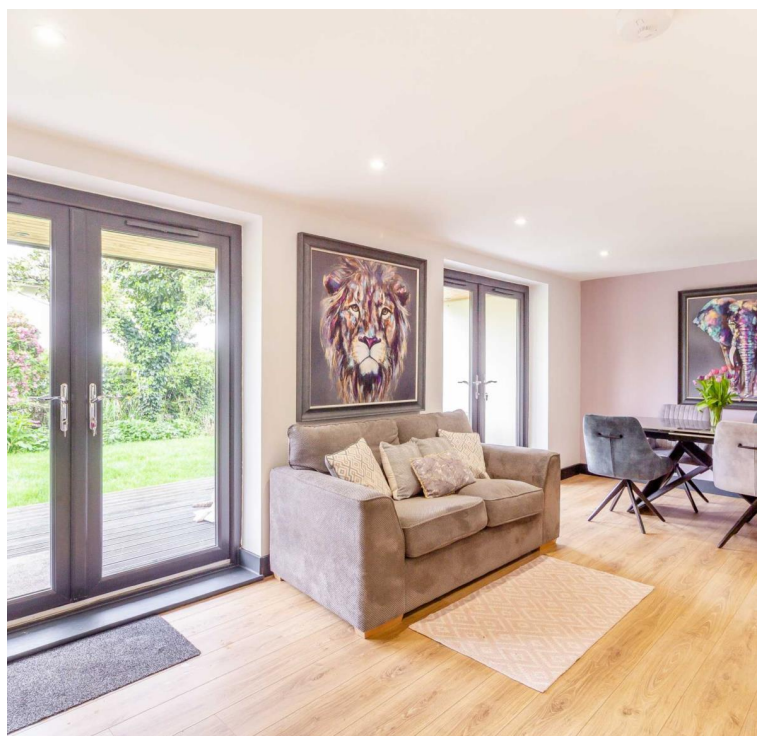
Tucked away at the end of a quiet and peaceful small residential cul-de-sac of detached homes, this stylish and immaculately presented property offers a modern, move-in ready home within the popular north Monmouth suburb of Osbsaton.

The four-bed abode is bursting with extra features such as a vast, sociable kitchen diner with two sets of doors to the garden, three reception rooms, a bedroom with a quirky mezzanine level, plus a primary bedroom that can boast a balcony offering breathtaking views.

With off-road parking the cars are well catered for but it's the humans that will truly enjoy living at this home, with a choice of sociable spaces to create lasting memories with family and friends as well as separate spaces for reading, working and pursuing hobbies.

The first-floor balcony is a triumph, raised above the private and idyllic rear garden, it's a perfect place to relax and enjoy alfresco dining with a sweeping view over the roof and treetops of Monmouth to the hills on the horizon.

There's less than a mile to walk to get to the centre of 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.



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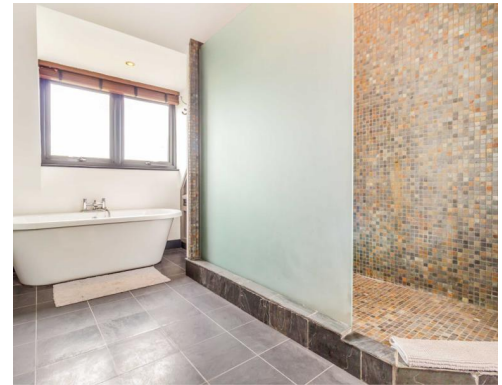


KEY FEATURES

- Peaceful cul-de-sac suburb of Osbaston
- Walking distance to town centre & popular local schools
- Spacious and stylish detached four-bed family home
- Substantial kitchen diner
- Living room, home office, utility room & bonus music room
- Private rear garden with added first floor balcony



STEP INSIDE



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.

Step inside this spacious and light home and it immediately embraces you with an impressive hallway.

The space boasts a bespoke, contemporary glass staircase and double-height ceiling that soars up and past a galleried landing with glass balustrade, offering a two-way internal view that will please from both upstairs and downstairs.

From the fabulous central hall there is access to almost all of the ground floor spaces and the first to explore is the front living room, substantial enough to invite a large group to gather whilst maintaining a feeling of intimacy.

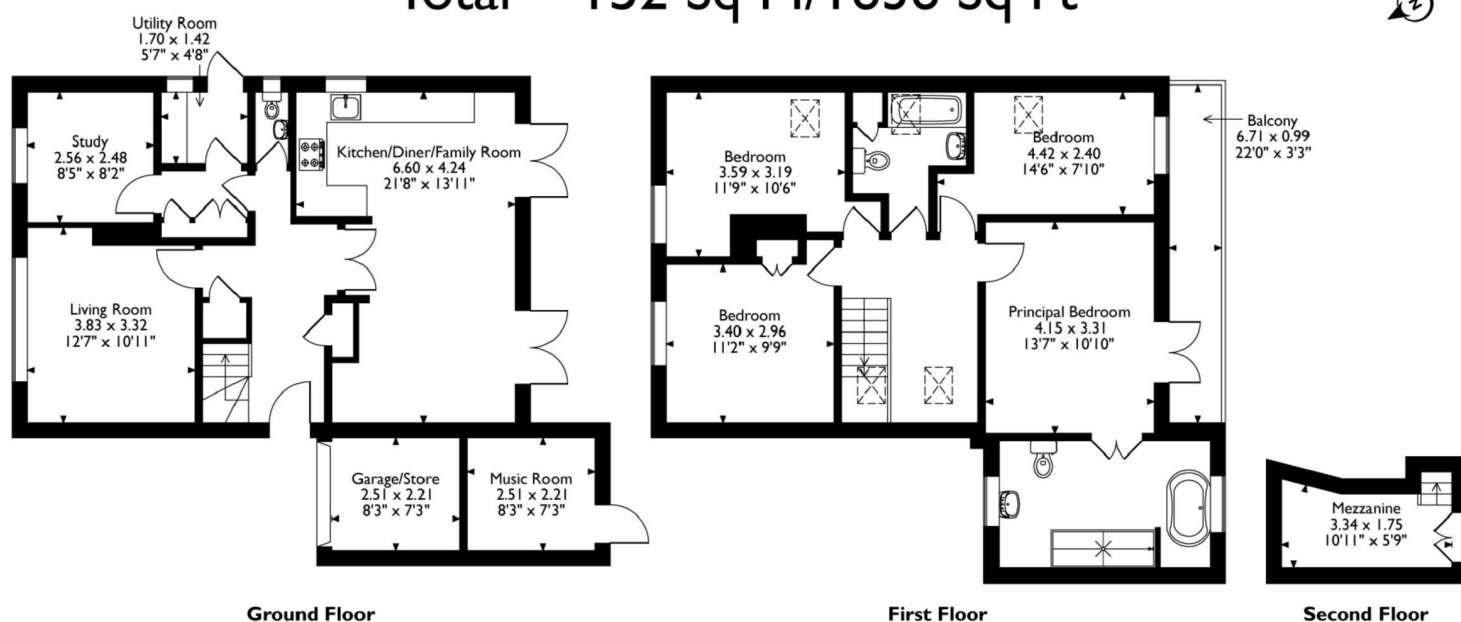
The wooden flooring and the pretty pastel shades add a calmness to the space, a perfect backdrop for the leafy view at the window that allows it to enjoy more prominence.

Adjacent to the living room is a study home office, accessed via an inner vestibule area that passes a handy utility room and cloakroom. It's a good spot for studying or driving towards work deadlines being away from the two main social areas of the home, although the view of the quiet cul-de-sac outside might be an occasional distraction.

The hub of the home kitchen diner is waiting to boast how special it is, sprawled across the whole width of the house. It is a super stylish space, cocooning the cook within a sleek, soft grey kitchen that seamlessly hugs the walls with handleless units and offering integrated Bosch appliances.

The white quartz worktops with under counter lighting combined with the honey-toned wood flooring visually complement each other as well as adding to the contemporary, tasteful styling that is uncluttered and sleek.

Approximate Gross Internal Area
 Main House = 141 Sq M/1518 Sq Ft
 Garage/Outbuilding = 11 Sq M/118 Sq Ft
 Total = 152 Sq M/1636 Sq Ft



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.

A substantial space, this room can offer the cook company via a sofa or a dining table and chairs, as well as direct and effortless connections to the garden terrace via a choice of two sets of French doors that ensure the space is drenched in light as well as laughter and chat.

This much-loved home can offer a few surprises too, but to find the bonus space on the ground floor you need to wander outside. In the rear garden turn right to find a door that reveals the rear of the garage has been converted into a music studio and it's the perfect place, away from the main house and the neighbours, to indulge in a noisy hobby.

Upstairs there are four double bedrooms and a stylish family bathroom to explore with the primary suite surely the envy of the neighbourhood boasting an en-suite bigger than many people's main bathroom.

The en-suite is a slice of luxury with a statement bath the destination for ultimate relaxation and a double walk-in shower that is very generous in size but also in style, with pretty mosaic tiles creating a welcoming cocoon to step into.

Add the large balcony to the primary suite's features that is used morning, noon and night, and it is a special space that is likely to be very hard to leave any time of the day.

Lastly, the fourth bedroom is hiding a feature that is particularly intriguing, a double-height ceiling that reveals a built-in mezzanine level accessed from the main bedroom area via metal rungs that climb the wall.

A cosy and cool place to fall asleep, it is the final crowning glory of this fabulous family home that offers unique features as well as space, light and versatility in abundance.

STEP OUTSIDE



Step outside to explore the secluded and idyllic outside space that this house happily offers, from the rear garden accessed from the kitchen diner to the bonus first floor balcony with its mesmerising, panoramic views. At the front of the house the sizeable driveway offers ample parking but the house is nestled into a very quiet cul-de-sac so parking on the street for visitors is not a problem either. The garage is a bonus that is handy for storage and not used for cars as it has been partially converted into extra accommodation as a music studio at the rear of the space.

The rear garden is a parcel of peace, flanked by mature shrubs and hedges that create a secluded space that might be thought of as surprising within a popular residential area. The lawn is family-friendly, offering space for ball games and playing equipment, and the terrace accessed from the kitchen diner is a sizeable space for relaxing on a lounge or enjoying alfresco dining with family and friends. This main terrace is tucked under the first-floor balcony, sheltering the area from rain should it start to pour, as well as creating a space with a more intimate atmosphere for any social gatherings.

A summerhouse hidden in the corner within a raised side area of the garden offers another place to enjoy the garden views without getting drenched. But it's the balcony that is the triumph of the design of the indoor outdoor connection that's prevalent at this lovely home, offering a seamless, sleepy stumble from the primary bedroom into the morning sunshine to start the day in the very best way.

INFORMATION

Postcode: NP25 3JL
 Tenure: Freehold
 Tax Band: F
 Heating: Gas
 Drainage: Mains
 EPC: C





DIRECTIONS

From our Monmouth office, head north on Agincourt Square. At the traffic lights, turn left onto Monk Street. Proceed up the Hereford Road. At the top of the Hereford Road, turn left onto Highfield Road and proceed down the hill. Turn left onto Duchess Road and turn left again onto Duchess Close and the property will be found at the end of the cul-de-sac.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	71	
(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	

2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
 monmouth@archerandco.com
 www.archerandco.com



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