



LITTLE MILL

Guide price **£575,000**



90 BERTHON ROAD

Monmouthshire NP4 0HL



Executive detached family home
Five bedrooms
Enclosed rear garden & double garage

Welcome to this exquisite five-bedroom detached house nestled in the charming village of Little Mill. Boasting a modernised interior, this residence offers the perfect blend of contemporary elegance and comfortable living.

The spacious layout provides ample room for both entertaining and relaxation. The open-plan living area is flooded with natural light, creating a warm and inviting atmosphere. The stylishly designed kitchen is a culinary enthusiast's dream, equipped with state-of-the-art appliances and sleek countertops.

Each of the five bedrooms is generously proportioned, offering privacy and tranquility. The Principal suite and second bedroom features luxurious en-suite bathrooms.

Outside, a detached double garage provides secure parking and additional storage space.



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KEY FEATURES

- Modern detached residence
- Five double bedrooms
- En-suite facilities to two bedrooms
- Large open plan kitchen/dining/family room to rear
- Enclosed rear garden
- Detached double garage



STEP INSIDE



Little Mill is a picturesque village, renowned for its idyllic setting and peaceful ambiance. Surrounded by stunning countryside, residents can enjoy scenic walks, cycling, and outdoor activities right on their doorstep.

The village benefits from easy access to major road networks and public transportation options, ensuring convenient commuting possibilities.

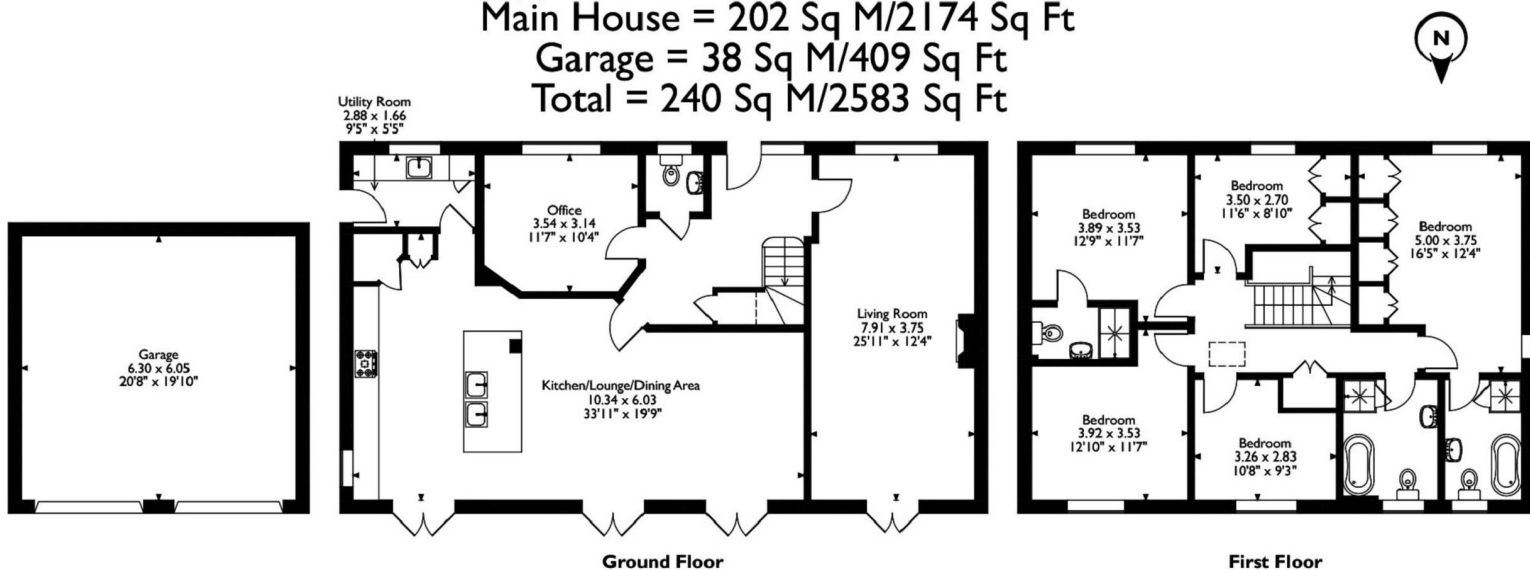
The nearby town of Usk offers a range of amenities, including shops, restaurants, and recreational facilities. Families will appreciate the selection of well-regarded schools in the area, providing quality education for children of all ages.

With its blend of natural beauty, convenient location, and modern living, Little Mill offers an exceptional lifestyle for those seeking a tranquil retreat with excellent connectivity.

Welcome to this exceptional 5-bedroom detached house, where luxury and style blend seamlessly to create a truly remarkable living space. As you step through the grand entrance hall, you'll immediately be struck by the sense of grandeur and elegance that permeates every corner of this magnificent home.

The dual aspect lounge is bathed in natural light, thanks to large windows on either side, creating a bright and inviting atmosphere. Whether you're enjoying a quiet evening with loved ones or entertaining guests, this versatile space provides the perfect setting for relaxation and socialising with inset wood burner a particular feature.

Approximate Gross Internal Area
 Main House = 202 Sq M/2174 Sq Ft
 Garage = 38 Sq M/409 Sq Ft
 Total = 240 Sq M/2583 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.

For those in need of a dedicated workspace or a peaceful reading room, the study offers a private and tranquil retreat. With its serene atmosphere and well-designed layout, this room provides the perfect environment for focused work or quiet contemplation.

Prepare to be amazed by the open-plan modern kitchen/dining/family room, a true masterpiece of design and functionality. This beautifully appointed space is a haven for culinary enthusiasts, featuring sleek cabinetry, high-end appliances, and a central island that doubles as a breakfast bar.

The open-plan layout seamlessly connects the kitchen with a spacious breakfast/dining area and a cosy family room, making it the heart of the home. Three sets of French doors open to the rear garden, flooding the space with natural light and creating a seamless indoor-outdoor living experience.

Practicality meets style in the utility room, providing additional storage space and convenient laundry facilities. It's the perfect place to keep household essentials organised and out of sight.

The first floor hosts a landing that leads to five generously sized bedrooms, each exuding its own unique charm and character.

Two of the bedrooms boast en-suite facilities, offering privacy and comfort for family members or guests.

These well-appointed bathrooms feature modern fixtures and finishes, providing a touch of luxury and convenience.

Completing the first floor is a family bathroom, designed to the highest standard with quality materials and fixtures. It offers a relaxing retreat where you can unwind and rejuvenate.

STEP OUTSIDE



Step into your own private oasis with the enclosed rear garden of this stunning property. The carefully designed outdoor space offers a tranquil retreat from the bustling world outside.

The split level paved sun patio is perfect for al fresco dining or lounging in the sun, providing an inviting area to entertain guests or simply unwind with a book. A charming summerhouse adds a touch of elegance to the garden, providing a versatile space that can be used as a home office, art studio, or relaxation area.

The lawn stretches out, offering a green expanse for children to play or for gardening enthusiasts to indulge in their passion. With its combination of a paved sun patio, a charming summerhouse, and a well-maintained lawn, this rear garden is a true haven of serenity and a wonderful extension of the living space.

INFORMATION

Postcode: NP4 0HL
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Mains
EPC: B





DIRECTIONS

From Usk travel southwest on Bridge Street crossing the river Usk on the bridge. On leaving the bridge bear right signposted to Pontypool. Continue for approximately 4 miles entering the village of Little Mill on Berthon Road. Number 90 can be found a short distance along on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		92
B (81-91)	86	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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