



REDBROOK

Guide price **£380,000**



 **ARCHER & Co**

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To book a viewing call 01600 713030

10 TINMANS GREEN

Monmouth, Gloucestershire NP25 4NB



Beautifully presented four-bedroom home
Low maintenance rear garden
Village location close to local amenities

Positioned within the Wye Valley Area of Outstanding Natural Beauty, this family home is situated in the charming village of Redbrook, offering an array of surrounding outdoor pursuits. Redbrook has a wonderful sense of community, with local pubs and a village store, while offering easy access into the neighbouring Monmouth Town Centre.

The market town of Monmouth is steeped in history and has a bustling high street with bespoke shops, cafes and restaurants, along with well-known retailers such as Waitrose and Marks & Spencer. Monmouth offers fantastic schooling along with several sporting clubs and a leisure centre.

Commuting is made easy from Redbrook, being close to the A40 and A499 via Monmouth, along with train links from Chepstow and Severn Tunnel Junction



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£380,000



KEY FEATURES

- Four-bedroom detached family home
- Village location
- Modern throughout
- Close to local amenities
- Spacious living accommodation
- Good sized rear garden



STEP INSIDE



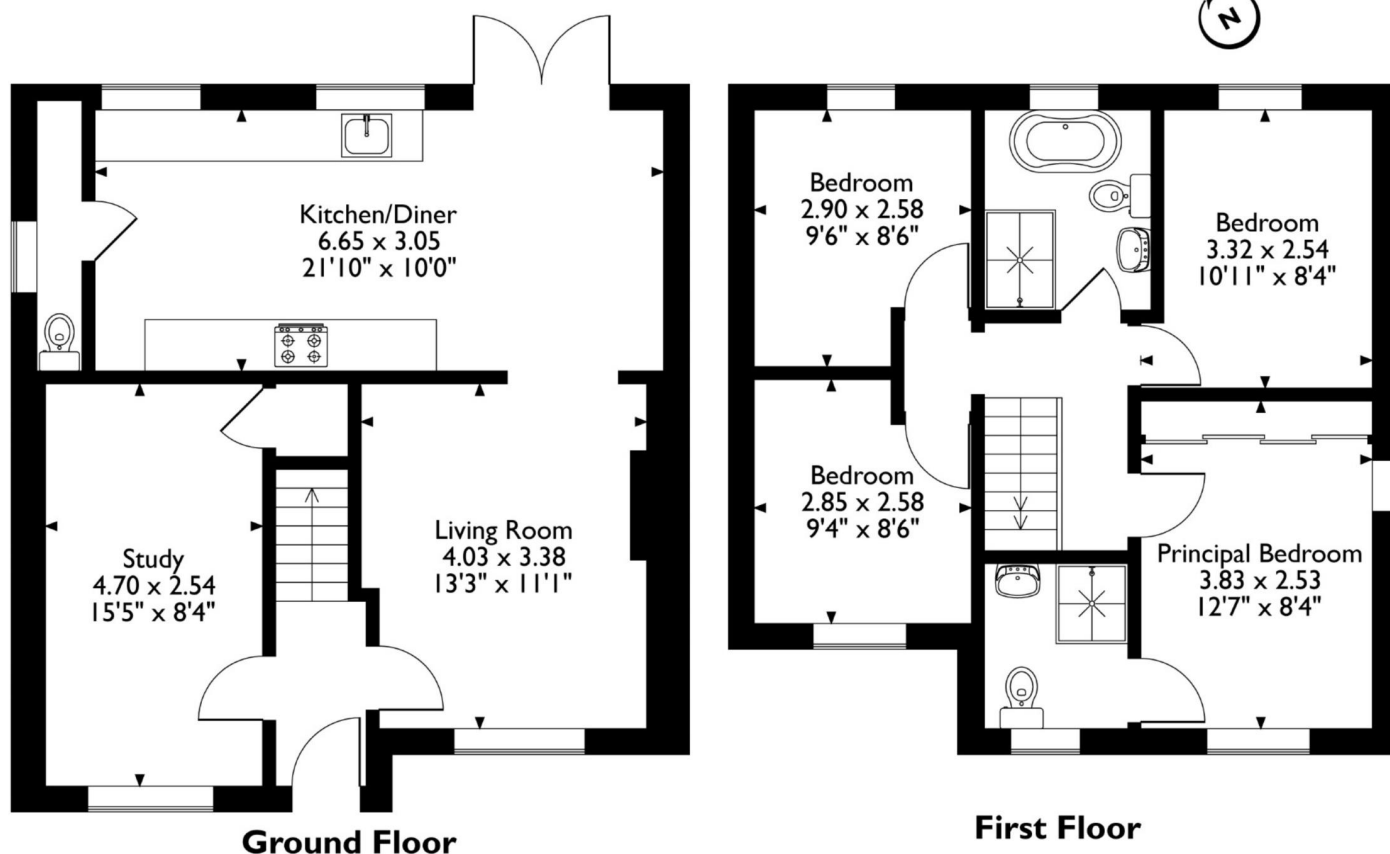
Upon entering, you're welcomed by an entrance hallway that leads to the first-floor stairs and an entrance to the spacious living room and second reception room, which is currently being used as a home office.

The living room features a gas fireplace and is drenched in natural light, enhanced by a sizable feature bay window.

From the living room, there is an archway that leads through to the large kitchen/diner, which has recently been modernised and is a real feature of this lovely family home.

The kitchen boasts a range of modern white wall and base units, Belfast sink, ample space for appliances and access to the downstairs cloakroom.

Approximate Gross Internal Area 103 Sq M/1108 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.

There is plenty of space for table and chairs and French doors leading to the rear garden, perfect for entertaining with family and friends.

Completing the ground floor is a good sized second reception room, currently being used as a home office, but equally would make an excellent sitting room or play room.

To the first floor, there four well-proportioned bedrooms with the principal benefitting from fitted wardrobes and an ensuite shower room.

A modern family bathroom with walk-in shower and free-standing bath completes this beautiful home.

STEP OUTSIDE



The property is situated at the end of a small quiet cul-de-sac. The front of the property has a driveway with parking for several vehicles and an EV charger. The rear garden has been well-landscaped with low maintenance in mind.

There is a large decked area leading out from the kitchen which is an ideal outdoor entertaining space. The rest of the garden is mainly laid to artificial grass with a useful large storage shed.

INFORMATION

Postcode: NP25 4NB
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

On leaving our office in Monmouth, turn right and proceed north on Priory St/B4293 towards White Swan Ct. Continue onto Dixon Rd/A466, proceeding through one small mini roundabout. At the large roundabout, take the 3rd exit onto A40. Turn left onto Wye Bridge/A466. At the next roundabout, take the 2nd exit onto Redbrook Rd/A466. Continue to follow A466 for approximately 2.5 miles. Turn left onto Tinmans Green and number 10 will be located on the first small cul-de-sac on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	75	
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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