



WYESHAM

Guide price £295,000



 ARCHER & CO

www.archerandco.com

To book a viewing call 01600 713030

29 OLD SCHOOL LANE

Monmouth, Monmouthshire NP25 3PW



Four-bedroom family home
Well-proportioned throughout
Popular residential location

This lovely four-bedroom link-detached Crest Nicholson home was built in 2014. This modern home is situated within the area of Monmouth called Wyesham located to the south east of the town centre, and is the gateway to this section of the Wye Valley, with the A466 meandering past the estate on its way into the heart of one of Wales' most glorious and famous landscapes.

The area benefits from a local shop with Post Office, Primary School, Church and nearby Pub and Supermarket. A wider range of amenities can be found in the nearby historic county town of Monmouth including well-known supermarkets sitting alongside independent shops, socialising and further sporting opportunities, Monmouth town centre is within walking distance, as are some of the best schools in the county.

This much-loved family home can offer a quiet location with family focused amenities and facilities nearby mixed with exciting opportunities to get out into the landscape and thoroughly enjoy living at this special spot.



Guide price
£295,000



KEY FEATURES

- Four-bedroom link detached home
- Immaculately presented throughout
- Popular location close to renowned schools
- Kitchen/breakfast room
- Good-sized rear garden
- Carport



STEP INSIDE



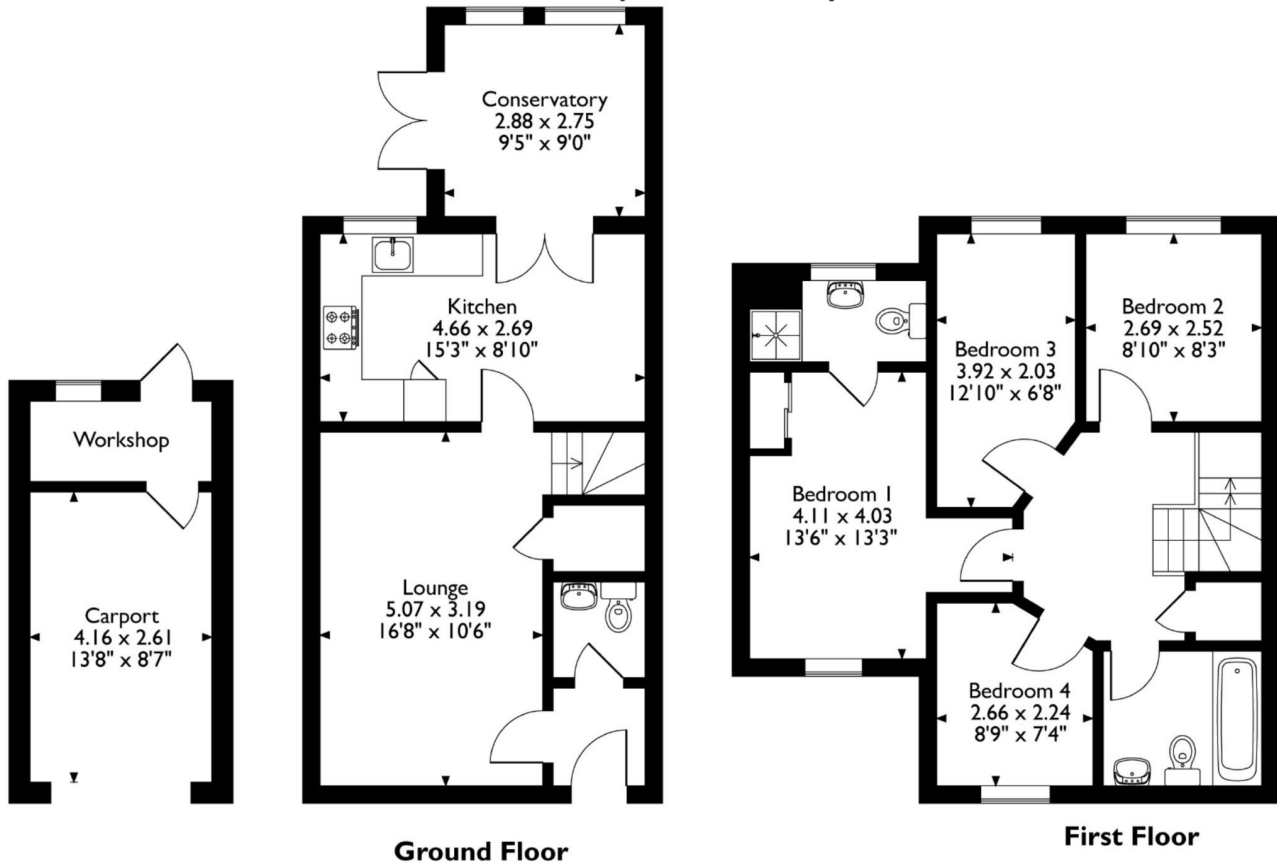
As you enter this immaculately presented family home, you are greeted by an inner hallway giving access to the downstairs cloakroom and door to the living room.

The living room is a generous size with a feature box bay window to the front aspect and stairs leading to the first floor. Also accessed from the living room is a storage cupboard and door to the kitchen.

The kitchen has recently been refitted with a range of modern wall and base units, integrated oven, dishwasher and gas hob, as well as a fridge/ freezer. Also including a large pan drawer and larder cupboard.

The kitchen also offers ample space for a breakfast table and chairs and access into the light and airy conservatory overlooking the rear garden.

Approximate Gross Internal Area
 Main House = 97 Sq M/1044 Sq Ft
 Outbuilding = 3 Sq M/32 Sq Ft
 Total = 100 Sq M/1076 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.

To the first floor, the spacious landing gives access to four bedrooms and the family bathroom.

The principal bedroom is a generous size and benefits from an en-suite shower room.

Bedroom two and three are also good size doubles, with bedroom four being a single.

The modern family bathroom completes this wonderful home.

There is also a boarded loft with easy access, via a pull-down ladder.

STEP OUTSIDE



The property is located in a small cul-de-sac and benefits from a carport with a workshop, with power and light to the rear. Also, including an allocated parking space.

The rear garden is a generous size being mainly laid to flint chippings and a raised decked area bordered by mature shrubs and trees.

There is also a virtually new, 10x8 shed in the rear garden.

INFORMATION

Postcode: NP25 3PW

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From our Monmouth office, head North onto Priory Street, at the traffic lights, continue straight onto Dixton Road. At Dixton Roundabout, take the third exit onto the A40, at the lights turn left onto the Wye Bridge. At the roundabout continue straight and at the next roundabout, take the third exit onto Wyesham Road. Turn left onto Old school lane, take the first right and the property will be located on the left hand side.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		90
B (81-91)		
C (69-80)	78	
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	

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



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.