



MONMOUTH

Guide price **£425,000**



8 RUSHEY MEADOW

Monmouth, Monmouthshire NP25 5BT



Extended four-bedroom family home
Stunning kitchen/breakfast room
Large driveway offering plentiful parking

Well presented, four-bedroom detached family home is tucked away at the end of a cul de sac offering a generous extended family room to the rear.

Located on a popular development from Rockfield Road, this family home is just a short walk from Monmouth town centre in a superb position. The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes, and restaurants as well as retailers such as Marks & Spencer and Waitrose.

Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.



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KEY FEATURES

- Extended four-bedroom home
- Modern kitchen breakfast room
- Fabulous lounge opening to the
- Extended family room
- Large utility area
- En-suite to principal bedroom



STEP INSIDE



As you enter the property you are greeted by a light and airy hallway with a feature turned staircase to the first floor, access to the downstairs cloakroom, doorway to the beautiful kitchen/breakfast room, door to the lounge and door to converted garage which is currently being used as a useful utility area.

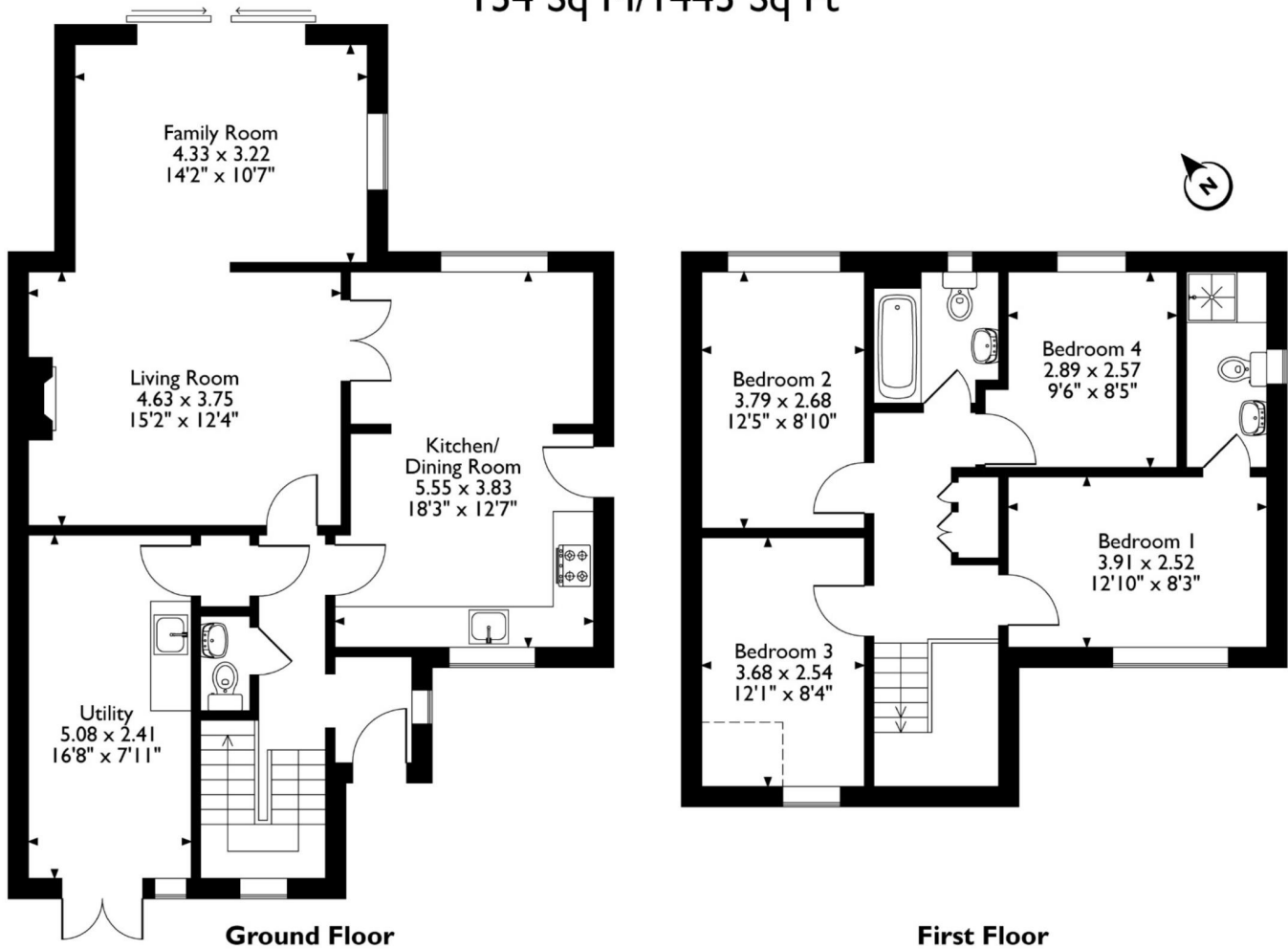
With plenty of storage space, under counter cupboards with worksurface area over and incorporating a 1 1/2 stainless steel sink unit and drainer, plumbing for a washing machine.

The modern kitchen/breakfast room offers a fantastic space for cooking and entertaining. It is light and airy with windows to both front and rear aspects and a side personal door to the side giving access to the garden.

There is a range of high-quality wall and base units with Granite worksurfaces over, Rangemaster cooker, inset 1 1/2 sink unit, integrated dishwasher and space for a fridge freezer, breakfast bar incorporating cupboards and drawers.

Double doors lead to the spacious lounge which has a feature log burner with a slate hearth, there is a large opening to an extension which makes a fantastic additional family room with side window and sliding patio doors to the rear garden.

Approximate Gross Internal Area 134 Sq M/1443 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.

The turned staircase leads to the first-floor landing. There is a double storage cupboard as well as a single cupboard housing the boiler. Access to the four bedrooms, the principle benefiting from an en-suite shower room.

The family bathroom is fitted with a panelled bath with shower over and tiled splashbacks, W.C. And pedestal wash hand basin.

STEP OUTSIDE



The front of the garden has a driveway with off street parking for approx. Four vehicles, patio area, mature shrubs and gated access to the rear.

The enclosed rear garden is mainly laid to lawn, annual and perennial borders with mature shrubs and trees, outside lighting and spacious patio area. There is also a useful summer house.

INFORMATION

Postcode: NP25 5BT

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From our Monmouth office, proceed down Monnow Street and follow the road around left onto Blestium Street. At the roundabout, take the second exit over the bridge and at the traffic lights turn right onto Cinderhill Street. Take the first exit over the first roundabout and at the next roundabout, take the second exit. At the roundabout, take the second exit onto Rockfield Road and then take the first exit at the next roundabout. Turn left into Patterson Way, follow the road around to the left and turn left into Rushey Meadow where 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 | 72 | |
| 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 | |

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