



WYESHAM

Guide price **£345,000**



 ARCHER & CO

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To book a viewing call 01600 713030

4 OLD SCHOOL LANE

Monmouth, Monmouthshire NP25 3PW



Detached four-bedroom family home
En-suite
Garage

Built in 2013 by the award-winning housebuilder Crest Nicholson, this immaculately presented four-bedroom detached property with a conservatory and detached garage is presented to a show home standard throughout.

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.



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KEY FEATURES

- Detached
- Four bedrooms
- Immaculate throughout
- Kitchen/breakfast room
- Conservatory
- Off road parking



STEP INSIDE



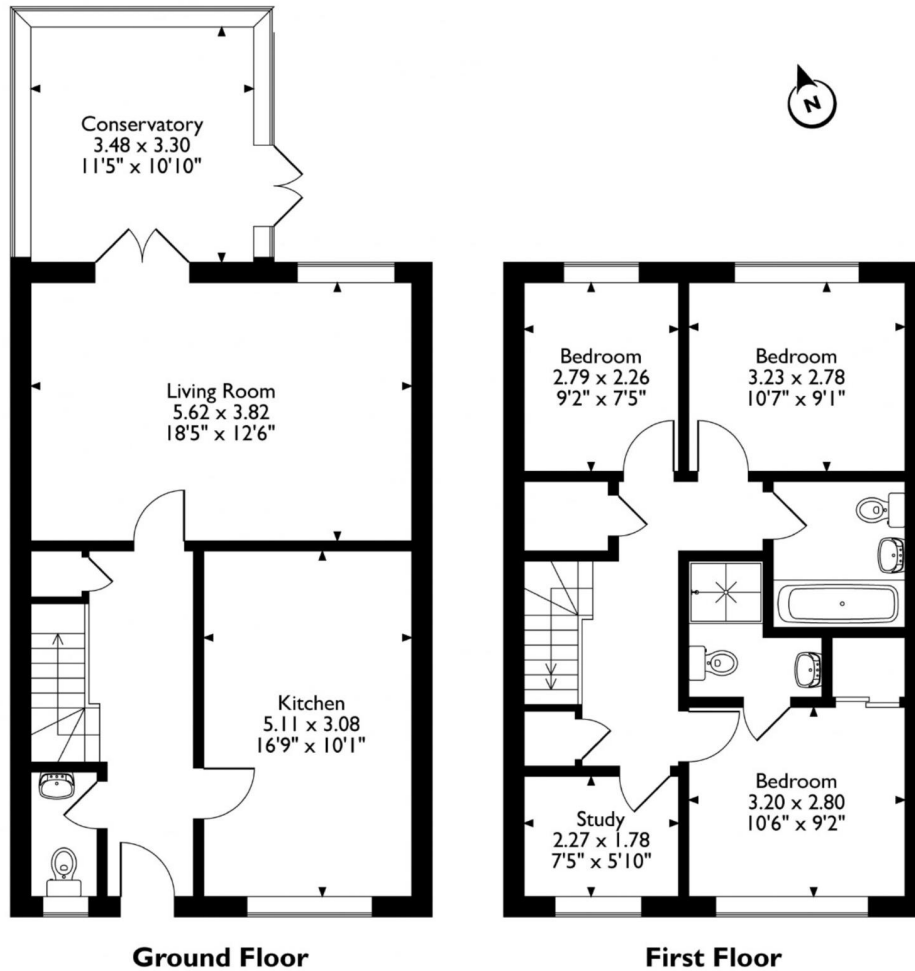
As you enter the property you are immediately greeted by the spacious hallway which gives access to the cloakroom, kitchen breakfast room and very spacious lounge. Stairs that lead to the first floor and a useful walk-in storage cupboard.

The cloakroom is fully fitted with contemporary fixtures comprising low flush W.C., wash hand basin with useful and modern cupboards beneath.

The kitchen/breakfast room has a large window to front which overlooks pleasant gardens and central green and floods the room with light.

The kitchen area is fully fitted with high gloss wall and base units with stylish work surfaces over, inset 1&1/2 sink tiled splash back and high-end BOSCH appliances to include double oven, four ring gas hob, extractor hood, integrated dishwasher and full height integrated fridge freezer. The kitchen breakfast room also offers plenty of space for table and chairs.

Approximate Gross Internal Area 115 Sq M/1238 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 large airy lounge has plenty of space for living furniture along with ample space for a dining table and chairs.

There is a window overlooking the pretty rear garden, French doors into conservatory which was added by the current vendor in 2017 with surrounding window electric heater and reflected blue high performance glass roof, French doors open onto the patio area of the rear garden.

The landing gives access to the loft hatch, full height shelved airing cupboard housing Baxi gas combi boiler, there is also a further useful storage cupboard.

Doors lead to all four bedrooms and the family bathroom. The principal bedroom benefits from mirrored fitted wardrobes and an en-suite shower room. The family bathroom is fitted with a modern bathroom suite and tiles and includes a bath with shower over, wash hand basin with chrome taps, low flush W.C.

STEP OUTSIDE



The rear garden is beautifully presented with well-manicured lawn, patio area, mature planted borders and a lovely raised decked area with solar lighting. There is additional parking space and access to the single detached garage.

The garage can also be accessed from Old School Lane with additional parking to front and with double doors opening into the rear garden.

INFORMATION

Postcode: NP25 3PW

Tenure: Freehold

Tax Band: F

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, and the property will be found a short distance along on the left handside.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C	78	
(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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