



OSBASTON

Guide price **£540,000**



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1 BERRYFIELD PARK

Osbaston, Monmouth, Monmouthshire NP25 3DQ



Beautifully presented five-bedroom family home
Sought after location of Osbaston
Ample living accommodation

This well presented, detached family home is located in the sought-after area of Osbaston, which is a suburb of Monmouth less than a mile North of the bustling town centre.

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's and Waitrose. Monmouth is well connected to the nearby A40 providing access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross-on-Wye and the M50/Midlands. Main line railway stations can be found in Hereford, Abergavenny and Newport.



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£540,000



KEY FEATURES

- Five-bedroom detached family home
- Large kitchen/dining room
- Private rear garden
- Sought after location
- Beautifully presented throughout
- Garage and driveway parking



STEP INSIDE



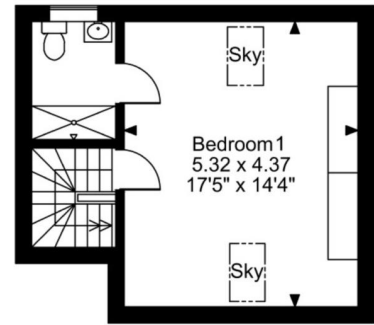
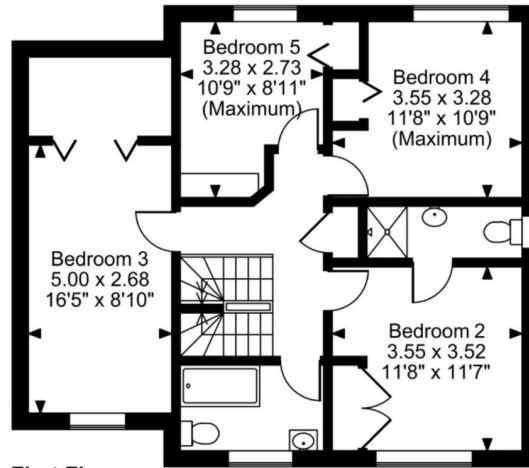
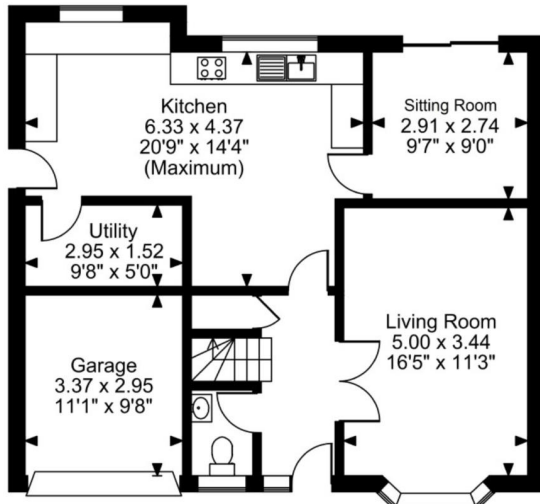
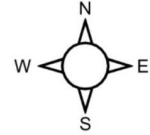
As you enter this delightful family home, you are greeted by a spacious entrance hallway giving access to all ground floor accommodation and stairs to the first floor.

At the back of the property, you'll find the impressive kitchen - a highlight of this beautiful home. Generously sized, the kitchen offers ample space for a dining table and chairs and is fitted with modern cream wall and base units, along with various integrated appliances including a dishwasher, wine cooler, a five-burner gas hob, and an electric oven with an additional warming drawer. There is space for a fridge-freezer, two windows overlooking the rear garden, and doors leading to side access and a convenient utility room, equipped with plumbing for a washing machine and tumble dryer.

A further door from the kitchen opens into a versatile second reception room with doors to the rear garden, ideal for use as a dining room, home office, or additional sitting area.

At the front of the house, a spacious living room with a bay window offers a lovely view of the front garden. Completing the ground floor is a well-placed cloakroom for added convenience.

Berryfield Park, Osbaston, Monmouth
Approximate Gross Internal Area
Main House = 1767 Sq Ft/164 Sq M
Garage = 107 Sq Ft/10 Sq M
Total = 1874 Sq Ft/174 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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To the first floor, a spacious landing leads to four generously sized bedrooms, each equipped with built-in wardrobes and offering pleasant views. One of the bedrooms also enjoys the convenience of an en suite shower room.

Ascending an additional staircase, you reach the principal bedroom, which is impressively large and features dual-aspect Velux windows with views of the surrounding countryside. This room also includes built-in wardrobes and access to a stylish en suite shower room.

STEP OUTSIDE



The front of the property benefits from a well-maintained front garden, driveway parking with EV charger and access into the garage. The rear garden features a patio area with steps leading up to a raised deck, ideal for entertaining family and friends. The remainder of the garden is mostly laid to lawn, bordered by mature shrubs and trees for added privacy.

INFORMATION

Postcode: NP25 3DQ

Tenure: Freehold

Tax Band: F

Heating:

Drainage: Mains

EPC: C





DIRECTIONS

From our Monmouth office, head north on Agincourt Square. At the traffic lights, turn left onto Monk Street. Proceed up the Hereford Road. At the top of the Hereford Road, turn left onto Highfield Road. Proceed down the hill and turn right into Berryfield Park where number 1 is located straight ahead.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(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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