



OSBASTON

Guide price **£545,000**



7 TOYNBEE CLOSE

Osbaston, Monmouth, Monmouthshire NP25 3NU



Four-bedroom detached family home
Located in the sought after area of Osbaston
Beautiful views over the Monmouthshire

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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KEY FEATURES

- Four-bedroom detached family home
- Stunning balcony with countryside views
- Sought after location
- Beautifully presented throughout
- Modern kitchen
- Off road parking & double garage



STEP INSIDE



As you step into this delightful family home, you are greeted by a welcoming entrance hallway. The hallway provides access to a spacious double bedroom, complete with its own en suite shower room, making it the perfect guest suite for family or friends. The hallway also includes a door leading to a convenient storage space and stairs to the first floor.

At the top of the stairs, you'll find a large and versatile landing, currently used as a dining area. This flexible space offers plenty of room for entertaining and could easily be reimagined to suit a variety of purposes, such as a home office or second sitting area.

An archway from the landing opens into the beautifully modern kitchen, which is well-equipped with a range of stylish wall and base units, providing ample storage. The kitchen is fitted with high-end appliances, including a 5-ring Rangemaster cooker, a dishwasher and integrated microwave.

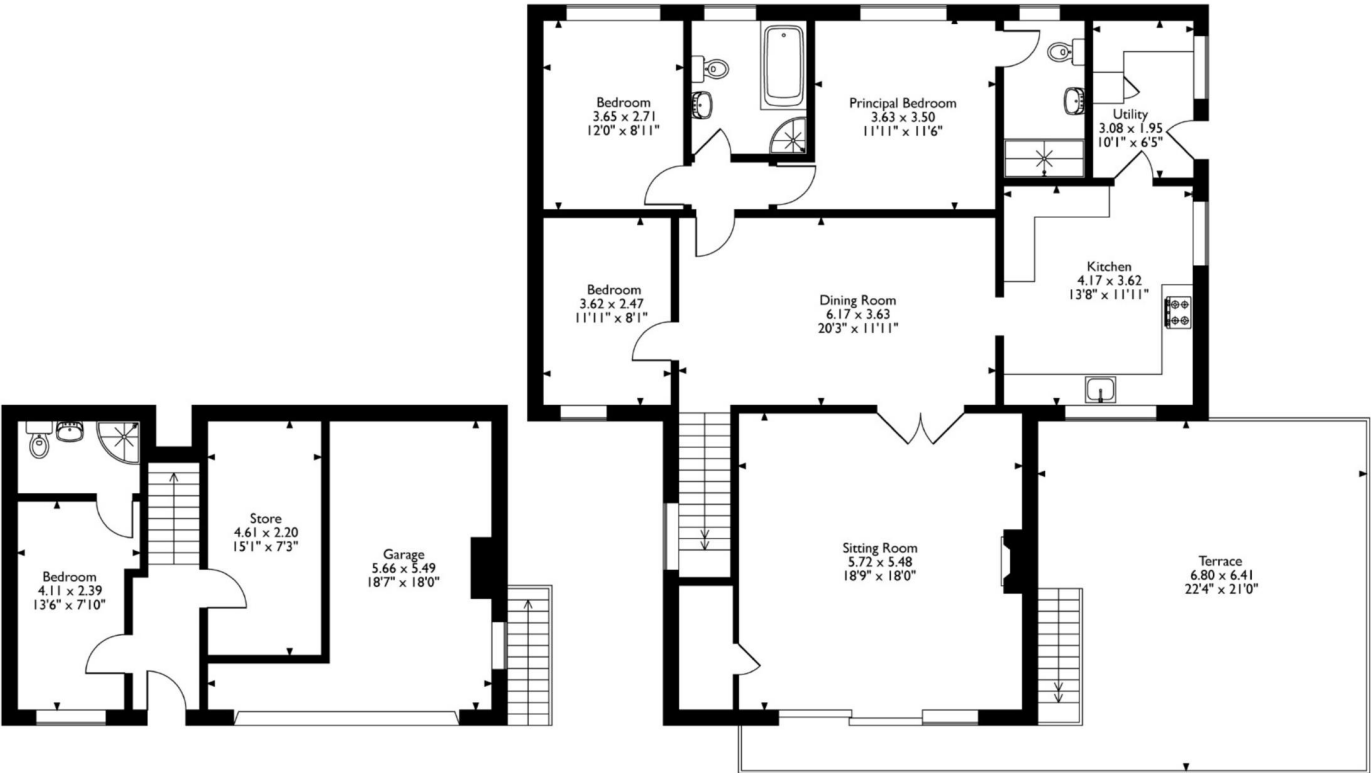
From the kitchen, a door leads into a highly functional utility room offering additional storage with extra wall units, as well as space and plumbing for a washing machine and tumble dryer. A door from the utility room provides direct access to the rear garden.

Approximate Gross Internal Area

Main House = 161 Sq M/1733 Sq Ft

Garage = 20 Sq M/215 Sq Ft

Total = 181 Sq M/1948 Sq Ft



Lower Ground Floor

Ground Floor

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 living room is undoubtedly one of the standout features of this lovely home. Bathed in natural light thanks to a large broad window and sliding patio doors, this generous room is designed to maximise the breathtaking panoramic views of the Monmouthshire countryside and beyond to the Brecon Beacons. The expansive windows and doors not only bring the outdoors in but also create a seamless connection between indoor and outdoor living, perfect for enjoying the stunning scenery on the balcony. The living room's size allows for a range of furniture arrangements, while a feature fireplace adds warmth and character, making it a cosy retreat for relaxing evenings with family or guests.

Continuing on the first floor, you'll find three additional well-proportioned bedrooms, offering plenty of space for a growing family or accommodating visitors. The principal bedroom benefits from a beautifully designed and modern en suite shower room, complete with sleek fittings and high-quality finishes. The two remaining bedrooms are bright and comfortable, ideal for children, guests, or even a home office setup.

To complete this beautiful home, there is a well-appointed family bathroom, designed with both style and practicality in mind. The bathroom serves the additional bedrooms and is finished to a high standard.

STEP OUTSIDE



The front of the property has a driveway with parking for two vehicles with access into the garage.

The property has an amazing balcony with glass balustrade taking full advantage of the picturesque views over the Monmouthshire countryside. The rear garden is a good size and is tiered and landscaped to make the most of the space and views.

INFORMATION

Postcode: NP25 3NU
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From the Monmouth office proceed on to B4293 passing White Swan Court. Turn left at the traffic lights into Monk Street A466. Take the left turn onto Osbaston Road. Continue along this road for half a mile, passing the school on the left-hand side. Turn right into Chaucer Way and proceed up the hill, then take the second right into Toynbee Close. You will then find 7 Toynbee Close on your left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		81
B (81-91)		
C (69-80)		
D (55-68)	70	
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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