



OSBASTON

Guide price **£485,000**



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25 MADDOX CLOSE

Osbaston, Monmouth, Monmouthshire NP25 3BG



Four-bedroom detached family home
Spacious living accommodation throughout
Sought after location

This immaculately 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.

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 both Hereford and Abergavenny.



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KEY FEATURES

- Detached four-bedroom family home
- Beautifully extended
- Located in the sought after area of Osbaston
- Tastefully presented throughout
- Large kitchen/dining room



STEP INSIDE



Upon entering this stunning family home, you're welcomed by a spacious entrance hallway that leads to the living room, kitchen/dining room, cloakroom, and stairs to the first floor.

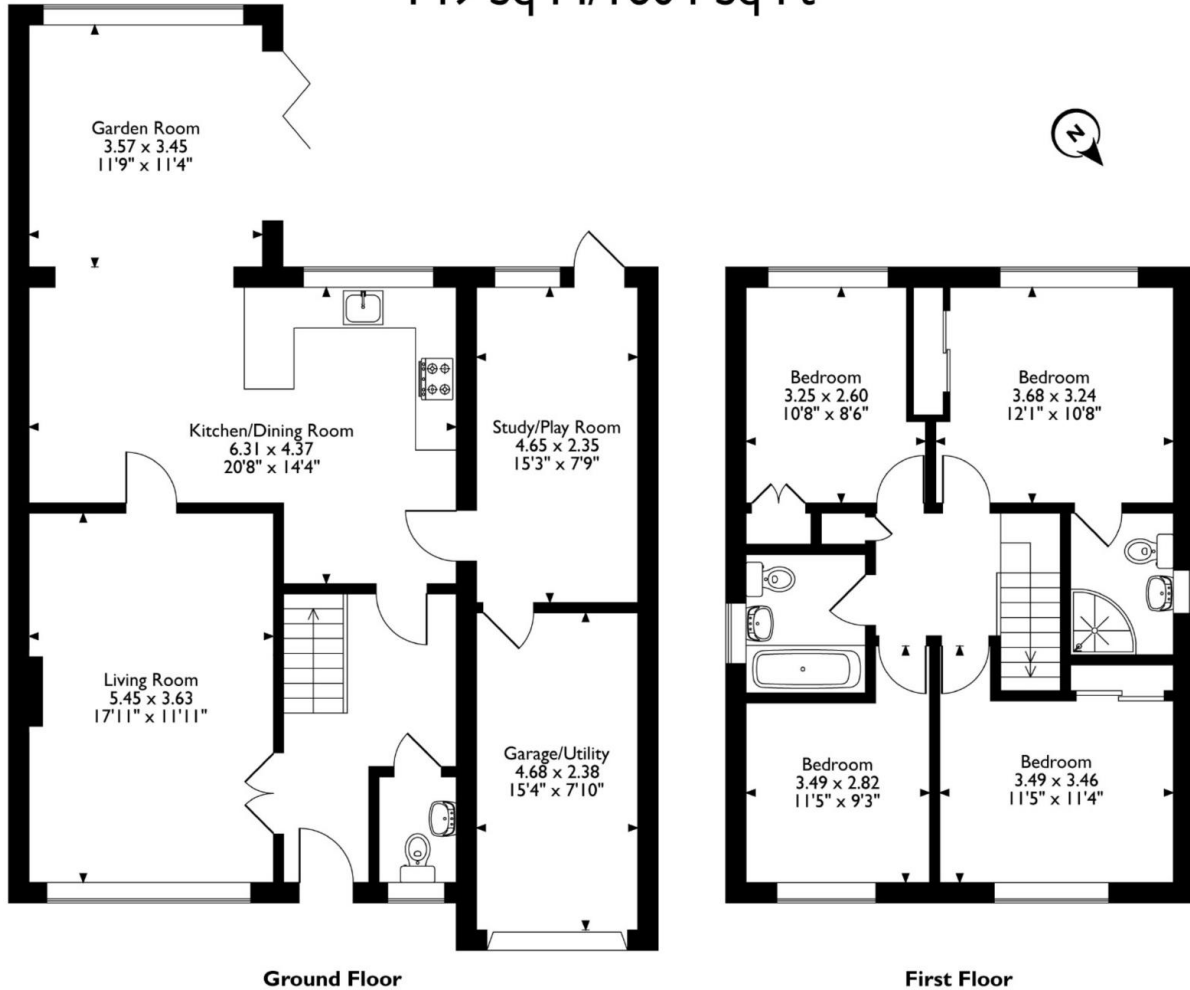
The living room features a large picture window at the front, filling the space with natural light, along with a cosy fireplace and a door that opens into the expansive kitchen/dining room.

The kitchen, equipped with stylish wall and base units, oak countertops, space for a Rangemaster cooker with extractor, an integrated dishwasher, and room for a fridge freezer, offers a generous layout.

It seamlessly flows into the dining area, which has ample room for a large table and chairs, and connects to a bright and airy garden room. With its large windows and bi-folding doors leading to the rear garden, the space is ideal for entertaining family and friends.

Additionally, the kitchen provides access to a study/playroom, which opens to the rear garden and garage/utility room.

Approximate Gross Internal Area 149 Sq M / 1604 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.

Upstairs, the landing leads to four well-proportioned bedrooms and a family bathroom.

The principal bedroom, overlooking the rear garden, includes an en suite shower room and a built-in wardrobe.

Bedrooms two and three also feature fitted wardrobes, while the fourth bedroom, still generously sized, faces the front aspect.

The family bathroom, fitted with a white three-piece suite, completes this charming family home.

STEP OUTSIDE



To the front of the property, there is driveway parking for three cars leading to a garage with electric door as well as a well-manicured front garden.

To the rear, there is a raised patio area with ample space for alfresco dining. The rest of the garden is mainly laid to lawn bordered by mature shrubs and trees, offering a good degree of privacy.

AGENT'S NOTE:

The property benefits from a new boiler and the windows have been recently replaced with grey double glazed units.

INFORMATION

Postcode: NP25 3BG

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C



DIRECTIONS

From our Monmouth office, proceed on Priory Street towards the traffic lights. At the lights take a left onto Monk Street, then left into Osbaston. Proceed past the school on your left, take a turn right onto Lanacaster way. Proceed up the hill and turn right into Maddox Close follow the road to the top where number 25 will be found on the right hand side.



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