



OSBASTON

Guide price £550,000



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14 MADDOX CLOSE

Osbaston, Monmouth, Monmouthshire NP25 3BG



Detached family home
Highly sought after area
Stunning surrounding views

A fantastic opportunity to acquire this extended five-bedroom family home, on the market for the first time, ideally located at the far end of a desirable and quiet cul-de-sac. The property offers spacious and versatile accommodation, complemented by far-reaching views and a sunny, private garden. Additional benefits include off-street parking and a garage.

Just a short distance from Monmouth to access all the shops and cafes, bars and restaurants that the character packed town can offer, but even closer to the front door are a pub, golf course and a number of respected schools including Haberdashers' Schools for Girls and Boys.

The main A40 runs through the fringe of the town offering easy access to M4, Newport, Cardiff and Bristol to the south and Birmingham and The Midlands to the north, ideal for travelling further afield.

The house is also well-located for discovering and enjoying the very special landscape that surrounds the town, including the Wye Valley Area of Outstanding Natural Beauty, offering woodland walks, water activities and pretty rural pubs and villages to visit.



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KEY FEATURES

- Detached Five bedroom
- Kitchen/breakfast room
- Two further reception rooms
- Popular location
- Scenic views
- Chain free



STEP INSIDE



Entrance Hall

Enter the property into a spacious entrance hall featuring practical wood-effect laminate flooring. Doors lead to a useful cloakroom, the lounge, and the kitchen/breakfast room, while stairs rise to the first floor.

Lounge

The lounge is located at the front of the property and features a charming box bay window with lovely far-reaching views. A wall-mounted electric fire adds a cosy focal point.

Kitchen/Breakfast Room & Garden Room

The modern kitchen/breakfast room is fitted with a generous range of contemporary base units and integrated appliances, including a dishwasher, electric oven, and hob. There is ample space for a dining table. Windows and French doors overlook the private rear garden with pleasant views. A doorway leads through to a generous garden/family room, which is surrounded by windows and French doors opening onto the rear garden, creating a light and versatile living space.

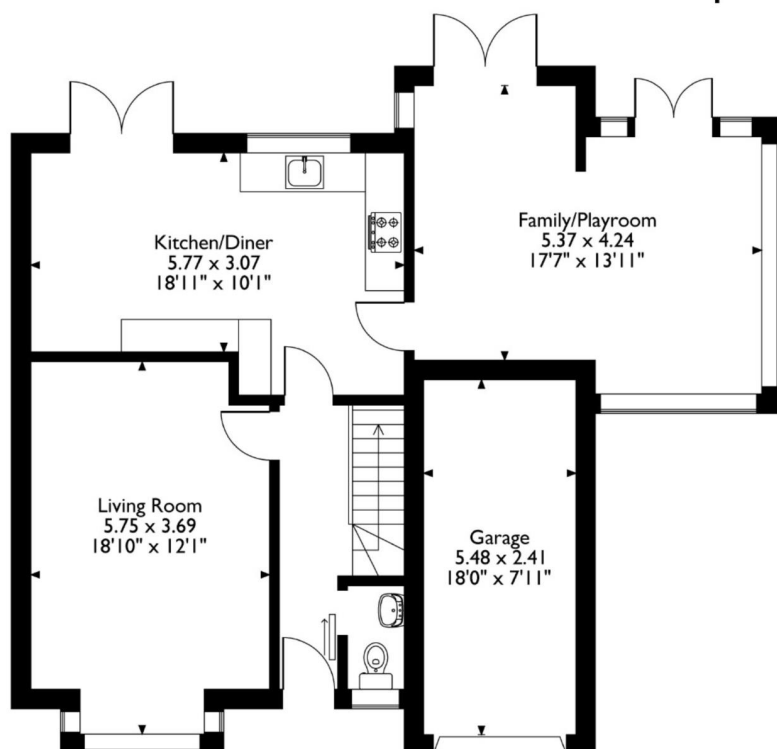
14, Maddox Close, Osbaston, Monmouth

Approximate Gross Internal Area

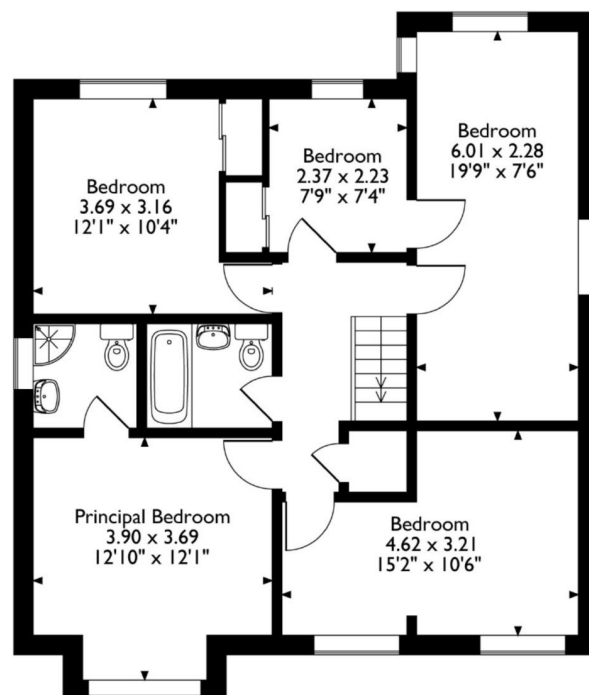
Main House = 145 Sq M/1561 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Total = 158 Sq M/1701 Sq Ft



Ground Floor



First 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.

First Floor

The landing provides access to all five bedrooms and the family bathroom.

The principal bedroom boasts a large feature box bay window to the front, offering stunning views towards the Black Mountains and surrounding countryside. Fitted wardrobes provide ample storage, and a door leads to the en-suite shower room, which is fitted with a corner shower, pedestal wash hand basin, and W.C.

Bedroom two is also positioned at the front of the property and features two windows including a further large feature window, providing beautiful scenic views.

Bedrooms three and four are both good-sized doubles located at the rear of the property, each enjoying countryside views, with bedroom three benefiting from a fitted wardrobe.

Bedroom five is a well-proportioned single room, ideal as a home office, and includes mirrored fitted wardrobes.

The family bathroom is fitted with a three-piece suite comprising a panelled bath with Mira electric shower over, pedestal wash hand basin, and W.C.

STEP OUTSIDE



The front of the property features a lawned area and a driveway leading to the single garage.

The rear garden enjoys a sunny aspect, a good degree of privacy, and lovely countryside views. It comprises a generous lawned area and a large patio that extends around to the side of the house, providing an ideal space for outdoor dining and entertaining.

AGENT'S NOTE:

We are advised that there is a right of access over the shared driveway for No.13.

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 around to the left and the property will be located at the top of the cul du sac on your right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	74	81
(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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