



OSBASTON, MONMOUTH

Guide price **£575,000**



2 HOWARD BOWEN CLOSE

Osbaston, Monmouth, Monmouthshire NP25 3AU



Executive family home
Sought after location
Double garage

Tucked away on a generously proportioned corner plot within a quiet and select cul-de-sac in the sought-after area of Osbaston, this attractive and beautifully presented spacious modern 4/5 bed detached family home offers both space and comfort within easy reach of the town.

Surrounded by a mature and level garden, the property enjoys a peaceful setting complemented by a detached double garage and well-maintained outdoor areas.

This 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

- Detached Family Home
- Four/Five Bedrooms
- Corner Plot position
- Small Cul-du-Sac
- Four reception rooms
- Chain Free



STEP INSIDE



Tucked away on a generously proportioned corner plot within a quiet and select cul-de-sac in the sought-after lower part of Osbaston, this attractive and beautifully presented modern detached family home offers both space and comfort within easy reach of the town.

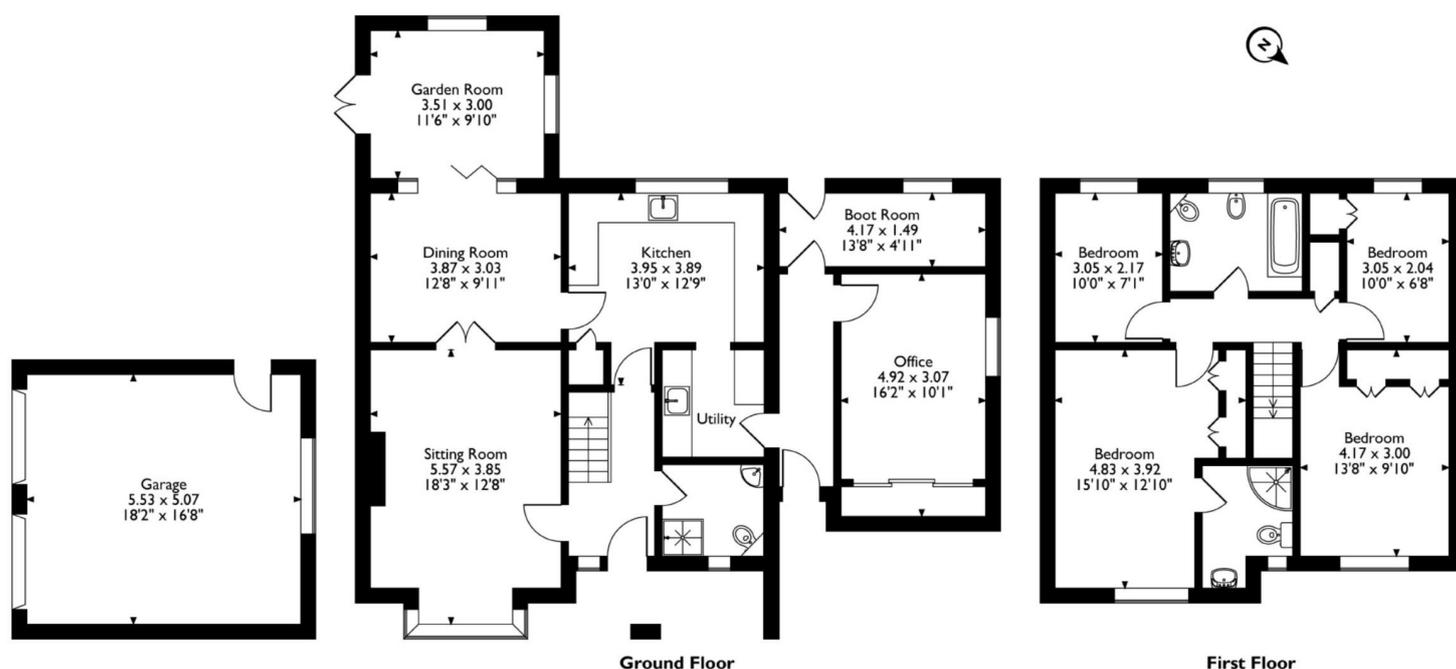
Surrounded by a mature and level garden, the property enjoys a peaceful setting complemented by a detached double garage and well-maintained outdoor areas. Built in classic face brick beneath a tiled roof, the home features inset double-glazed windows and doors that enhance both its character and efficiency.

Step inside through a welcoming covered entrance into a bright and spacious hallway, where a charming ranch-style staircase leads to the first floor. Throughout the home, tasteful finishes include moulded skirting boards, panelled doors, and a mix of ceramic tiled and wood-style flooring. Heating and hot water are provided by a gas boiler supplying radiators throughout the property.

The ground floor offers a thoughtfully designed layout ideal for both family life and entertaining. A convenient wet room sits near the entrance, finished with fully tiled walls and modern fittings.

The main living room enjoys a bay window overlooking the front garden and driveway and features an attractive fireplace that creates a warm and inviting focal point. From here, French doors lead through to the dining room, which connects seamlessly to both the kitchen and a further sitting room. This additional sitting room opens onto a side patio and offers lovely views across the rear garden, making it a perfect spot to relax in any season.

2, Howard Bowen Close, Osbaston, Monmouth
 Approximate Gross Internal Area
 Main House = 163 Sq M/1755 Sq Ft
 Garage = 28 Sq M/301 Sq Ft
 Total = 191 Sq M/2056 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.

The kitchen is well equipped with ample work surfaces, tiled splashbacks, twin Belfast-style sinks, and a quality cooking range with extractor hood. There is generous storage provided by wall and base units, along with space and plumbing for appliances. From the kitchen, an inner hallway provides access to both the front driveway and the rear garden.

Also on the ground floor is a versatile study with built-in wardrobes and shelving, making it ideal for home working or guest accommodation. A separate utility room offers further practicality with additional work surfaces, appliance space, and direct access to the garden and sun terrace.

Upstairs, the landing provides access to the home's bedrooms and family bathroom, along with a useful airing cupboard. The main bedroom enjoys views to the front and benefits from built-in wardrobes and a private en-suite shower room.

There are three further well-proportioned bedrooms, all offering pleasant garden or front-facing views and integrated storage. The family bathroom is fitted with a stylish white suite including a roll-top bath, bidet, vanity unit, and chrome heated towel rail, creating a touch of luxury for everyday living.

This delightful family home combines generous living space with an enviable position in a peaceful residential setting, making it ideal for those seeking comfort, style, and convenience close to the town.

STEP OUTSIDE



Outside, the front of the property features a lawned garden and a driveway providing parking for multiple vehicles. This leads to the detached double garage, which includes electric doors, power, lighting, and access to the garden.

A paved pathway wraps around the home, with gated side access leading to the main rear garden. With a lovely wooded backdrop, the garden is laid mainly to lawn and includes a sun terrace and a small wooden potting shed. Boundaries are formed by a combination of brick walls and wooden fencing, offering privacy and security.

INFORMATION

Postcode: NP25 3AU

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From our office travel along Priory Street to the traffic lights, turn left into Monk Street and take the left hand turning to Osbaston. Follow the road past the school on your left and continue until you reach the turning for Lancaster Way on your right. Howard Bowen close is the first cul-de-sac on the left and No 2 is set in the corner on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	81
(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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