



I BERRYFIELD PARK
Osbaston, Monmouth, NP25 3DQ

 **DAVID JAMES**

I BERRYFIELD PARK

Osbaston, Monmouth, NP25 3DQ

- Detached Spacious Modern Home
- Five Bedrooms
- Two Ensuite Shower Rooms
- Sizeable Corner Plot with Views to Front
- Mature Garden and Garage with Driveway
- Open Plan Kitchen / Dining Space
- Two Reception Rooms to Ground Floor
- Utility Room and Ground Floor WC
- Within Walking Distance of Schools
- No Onward Chain

Guide Price

£495,000

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DESCRIPTION

A well-presented detached five-bedroom modern family home, benefitting from accommodation over three floors, including an impressive master bedroom and ensuite on the second floor with fantastic views. The ground floor offers a large open plan kitchen / dining space, utility room and two reception rooms. There is a garage to the side of the house with a large driveway providing parking. The property is in a sought-after residential area of Osbaston positioned on a corner plot with garden to the front and rear.

SITUATION

Standing proudly in Berryfield Park, a sought-after well-established area of Osbaston, enjoying a quiet position with views of surrounding countryside in the distance. Situated just off Highfield Road this family home is within walking distance of a local pub and a bus route. Monmouth's excellent High Schools, both private and comprehensive. Osbaston Primary School are within walking distance. There are open fields surrounding this well-established residential area offering plentiful dog walks. There are excellent connections to the main road network with the A40 within a five-minute drive providing good connections to the M4 in the south and M50 / M5 to the north. Bristol is just 30 miles away, Cardiff 35 miles. The nearest railway stations are Lydney 13 miles away and Abergavenny 17 miles. Monmouth town offers plenty of well supported local businesses and shops as well as an M&S food hall and a Waitrose.

ACCOMMODATION

Entering the property through a glazed door into the **Hallway** with oak flooring throughout the staircase leads to the first floor and landing area, there is an understairs storage cupboard. To the front of the house is a **Ground Floor WC** with modern wash hand basin and tiled floor and splashback with window. The **Sitting Room** is to the front of the property with a wooden floor and a bay window to front allowing plentiful light and far-reaching views. The **Kitchen / Diner** is an open plan living space which can accommodate a large table. There are plenty of quality fitted wall and floor units with sink underneath the window overlooking the garden. There is an electric range oven, five ring gas hob, integrated dishwasher and wine cooler, pantry cupboard and space for an American style fridge/freezer. Downlighters to the ceiling create ambiance and an external door provides access to the

rear garden. The **Utility Room** off the kitchen, has plumbing and space for a washing machine and space for an upright fridge. Adjacent to the Kitchen is a **Second Reception Room** which could be a study or snug with a large window and door to the rear overlooking the garden with wooden flooring, this could be combined into the kitchen space if one wished.

First Floor

Bedroom Two is a large room running the full depth of the house with a wooden floor, wardrobes to one wall and fantastic views. **Bedroom Three** has fitted wardrobes, views to the front and an **Ensuite Shower Room** with shower, wash hand basin, w.c. and window. **Bedroom Four** is a double room with fitted wardrobe and rear facing window. **Bedroom Five** is another double room with two fitted wardrobes and rear facing view. The modern **Family Bathroom** has a bath with shower over, wash hand basin, low flush w.c., downlighters and window to the front.

Second Floor

On the Second Floor the vendors have created a **Master Bedroom Suite** compliant with Building Regulations. The Bedroom has fitted quality wardrobes, with storage space into the eaves, with Velux windows to either side and downlighters. The **Ensuite Shower Room** is tastefully appointed and has a double shower, wash hand basin, low flush w.c., Velux window and ceiling downlighters.

OUTSIDE

To the front of the house the property provides a garage, large brick paved driveway with parking space for at least two cars and an electric vehicle charging point. The garden is mostly lawned with some well-established planted borders.

The **Rear Garden** is incredibly private, benefitting from the sun throughout the day. The garden is sizeable and is mostly lawned with a paved patio area off the rear of the house. The owners have created a raised level seating area with composite decking which is sunny and private. The borders are well established creating added privacy.

GENERAL

EPC
Band C

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

Strictly by appointment with the Agents: David James,
tel 01600 712916.

Guide price
£495,000











Berryfield Park, Osbaston, Monmouth, NP25

Approximate Area = 1803 sq ft / 167.5 sq m

Garage = 101 sq ft / 9.3 sq m

Total = 1904 sq ft / 176.8 sq m

For identification only - Not to scale

