



3 BERRYFIELD CLOSE

Osbaston, Monmouth, NP25 3JG



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- Quiet Corner Plot in Osbaston, Monmouth
- Detached Four Bedroom Family Home
- Detached Double Garage and Driveway
- Easy Walking Distance of Schools
- Fantastic Open Plan Kitchen / Family Room
- Ground Floor Study/Second Reception Room
- Ensuite to Master Bedroom
- South Facing Rear Garden
- Pleasant Sitting Room Overlooking Views
- Quality Fixtures and Fittings Throughout
- Ground Floor Lavatory

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DESCRIPTION

Occupying a quiet and generous corner plot in Berryfield Close, this welcoming, well-presented family home offers four double bedrooms, a spacious open plan kitchen / dining space ideal for modern family living, and two additional reception rooms to the ground floor. The master bedroom has a modern ensuite shower room as well as there being a family bathroom and ground floor lavatory. The garden benefits from a pleasant patio with a south facing sunny orientation and distant views of the Monmouthshire countryside. There is a sizeable detached double garage with electric doors with plentiful parking in front.

SITUATION

The property is located in a sought-after well-established area of Osbaston. Berryfield Close is an established cul-de-sac at the top of Berryfield Park enjoying a quiet position with views of surrounding countryside in the distance which can be enjoyed from the garden and patio area. 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 and 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

The **Entrance Hallway** is a welcoming space with impressive solid oak flooring throughout. A turned staircase with window above leads to the first floor and landing and with a deep understairs storage cupboard. The **Sitting Room** is rear facing with a pleasant outlook over the views and gardens it is generous in size and particularly light with solid wooden flooring throughout and double doors which lead out to the patio area. To one wall is a chimney breast which has shelves and storage to either side and a modern gas log burner stove which is remotely operated. The **Kitchen / Family Room** is the 'heart of the house', combined as one large space spanning the full depth of the house ideally suited to modern family

living. Double glass panelled doors from the hallway open into the Family Room with an open plan **Dining Area** offering a tasteful wooden window seat fitted into the bay window to the front, which provides storage space beneath. There is ample space for a large dining table. The **Kitchen** is of a high-quality finish with a Sigma 3 kitchen with Shaker style units and granite stone worktops. In the middle of the kitchen is a central island with a breakfast area and stools beneath and storage cupboards. Integrated appliances include two side by side Neff ovens, a dishwasher, a Neff five ring gas hob and extractor fan above. There is a skylight above the kitchen sink and drainer, allowing plentiful light into the room with a further window above the sink looking out over the garden towards the views. A doorway leads out to the garden and garage. Also, to the ground floor is conveniently a sizeable **Second Reception Room / Study / Playroom** off the hallway to the front as well as a modern **Ground Floor WC** which comprises of a concealed cistern wc and wash hand basin.

To the **First Floor** is a spacious **Landing Area** with a large window providing a light area. There is a loft access hatch and a deep airing cupboard with hot water tank. The **Master Bedroom** is a fantastic size with two double fitted wardrobes to one wall, offering plentiful storage and far-reaching views to the rear overlooking the views to Monmouth. The **Ensuite Shower Room** offers a large corner shower cubicle, a wash hand basin and a wc with tastefully tiled modern splashbacks. **Bedroom Two** is rear facing with a fitted wardrobe as well as **Bedroom Three** which is of a similar size, again with fitted wardrobes and front facing. The **Fourth Bedroom** would comfortably accommodate a double bed with fitted wardrobes to one wall. The **Family Bathroom** is fitted with a bath with shower over and glass panelled shower screen and tiled splashbacks to walls, there is a wash hand basin, w.c. and a front facing window.

OUTSIDE

Standing on a generous corner plot offering privacy, with a gateway access to the side, there are raised beds to the side of the house for vegetables with a useful private space behind the garage. The boundaries are mostly planted with well-maintained hedging and are fenced for privacy. The garden provides a south facing orientation benefitting from the sun throughout the day. There is a slightly raised large patio area off the sitting room and kitchen which is particularly pleasant with a fantastic view deep into the countryside.

The garden is well established with shrubs and flower beds and rose archways as well as a second private seating area at the foot of the garden which is particularly pleasant

In front the house also has an established garden and a large driveway suitable for several cars.

The **Detached Double Garage** has two electric roller doors and a further pedestrian door to the side with power and light and shelving to one side.

GENERAL

EPC

Band C

LOCAL AUTHORITY

Monmouthshire County Council

SERVICES

All mains services

VIEWING

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

GUIDE PRICE

£599,950



PLANS AND PARTICULARS

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The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.









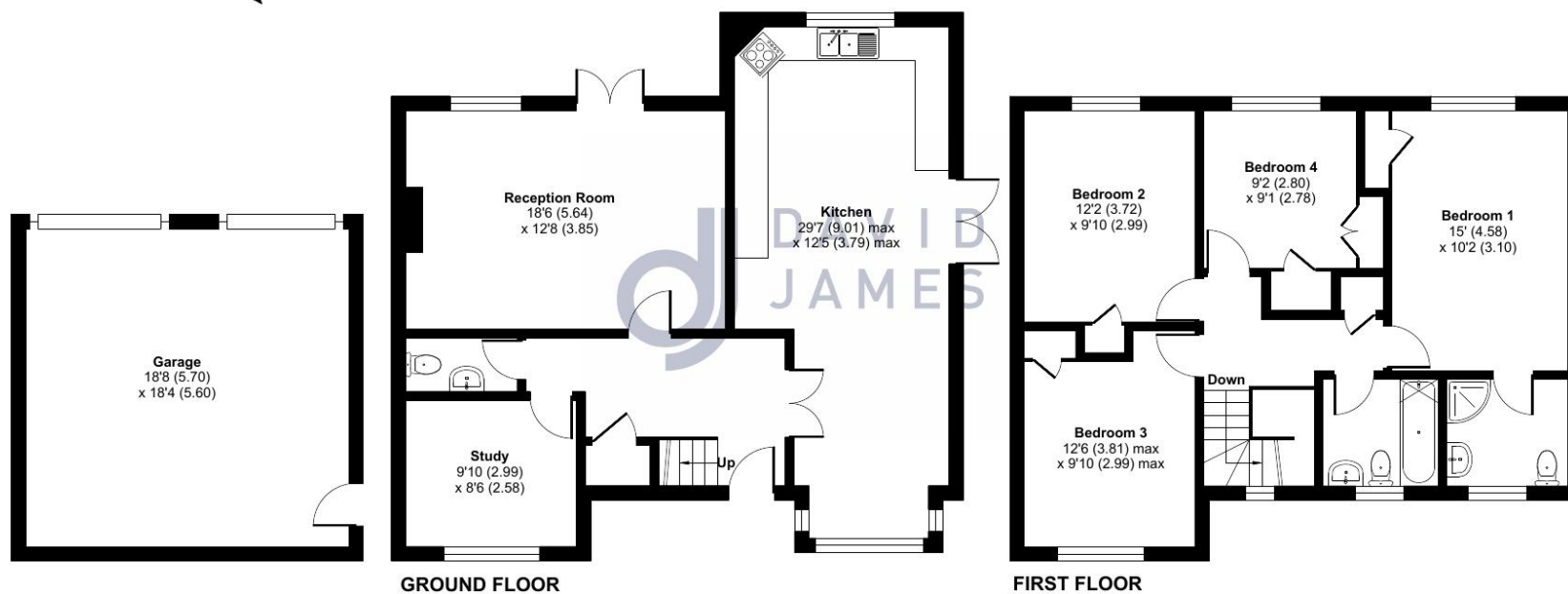
Berryfield Close, Osbaston, Monmouth, NP25

Approximate Area = 1513 sq ft / 140.5 sq m

Garage = 344 sq ft / 31.9 sq m

Total = 1857 sq ft / 172.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for David James. REF: 1236835