



OSBASTON

Guide price **£650,000**



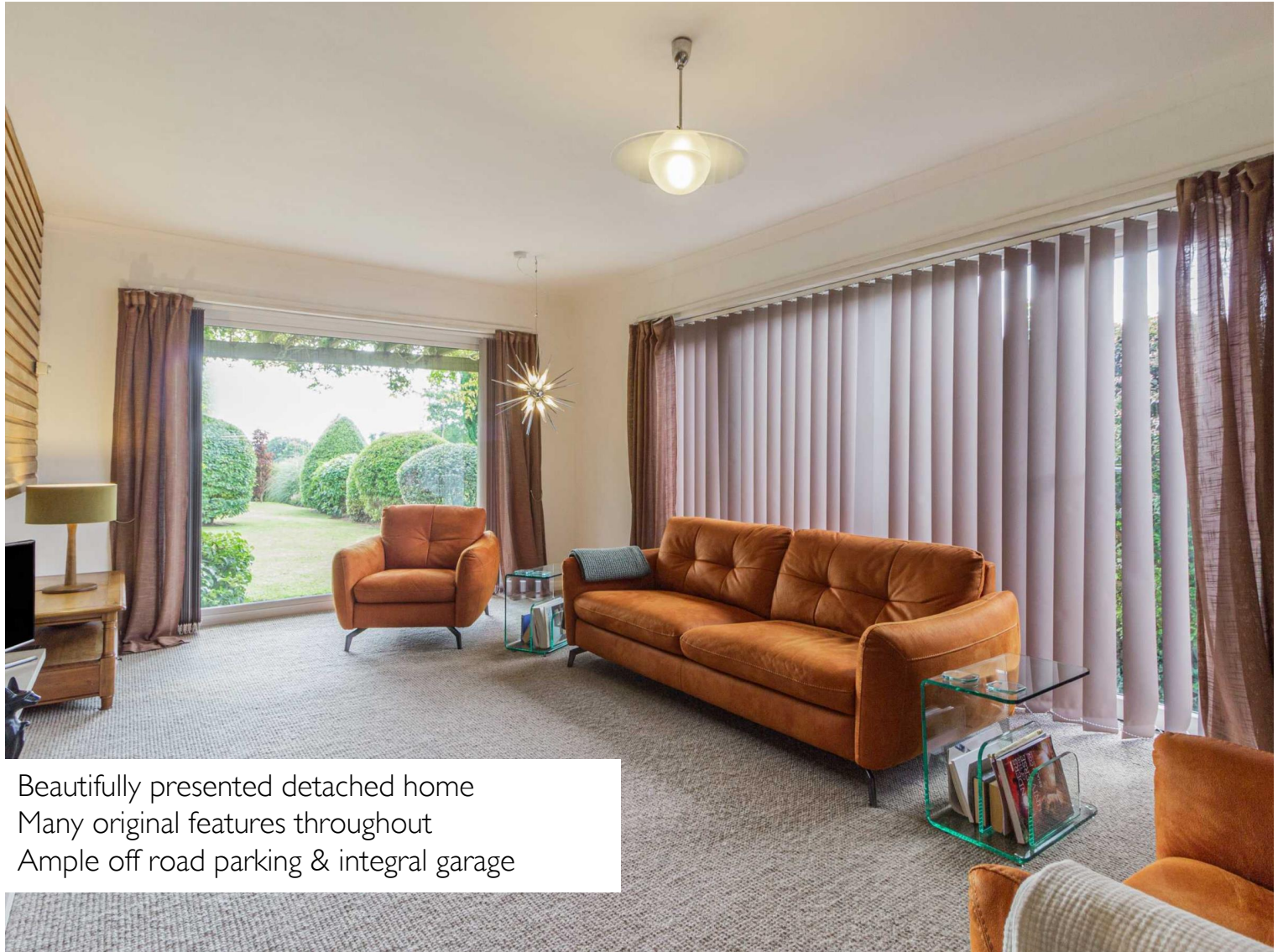
ARCHER & Co

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To book a viewing call 01600 713030

TOCCATA

Toccata, Highfield Road, Monmouthshire NP25 3HR



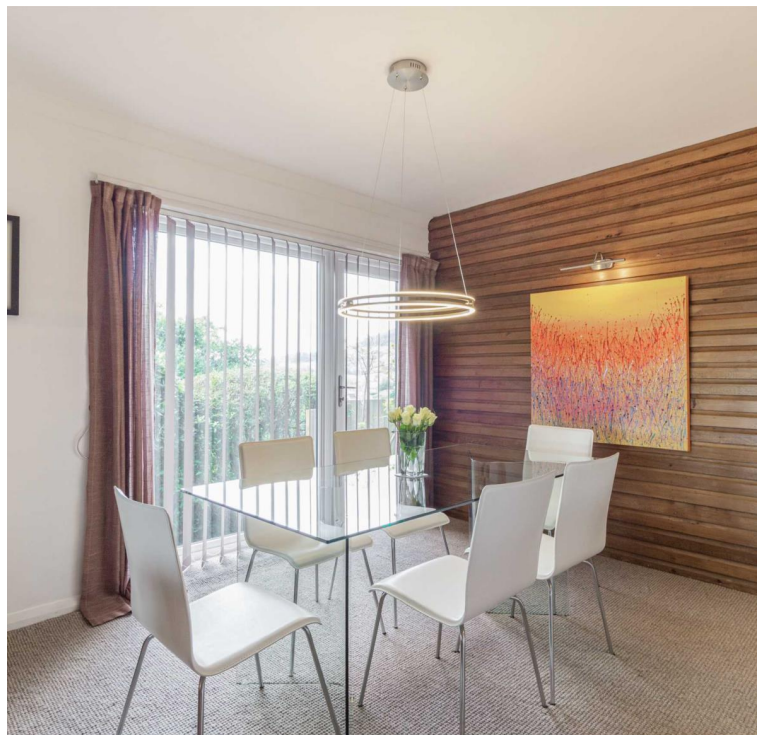
Beautifully presented detached home
Many original features throughout
Ample off road parking & integral garage

This well-proportioned, mid-century family home is within close proximity to Monmouth, where there are several local shops, restaurants, a Waitrose and Marks and Spencer.

Monmouth is a charming Market Town situated where the River Monnow joins the River Wye.

There are well-regarded Primary and Secondary schools in the area, making this a great option for a family, including Monmouth School for Girls and Monmouth Boys School.

The property enables easy commuting with fantastic road links to the A40 and M4.

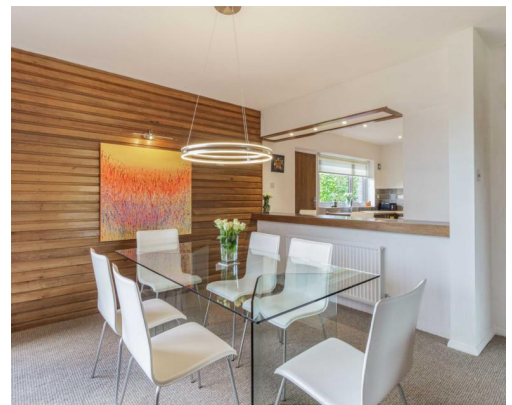


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KEY FEATURES

- Spacious detached property
- Four bedrooms
- 1960's style throughout
- Gated driveway & garage
- Large front & rear gardens
- Beautiful countryside views



STEP INSIDE



Well-presented throughout with original 1960's decor, this family home is well-proportioned with a unique sense of style.

To the ground floor, there are two spacious reception rooms and a modern kitchen with a breakfast bar for casual dining.

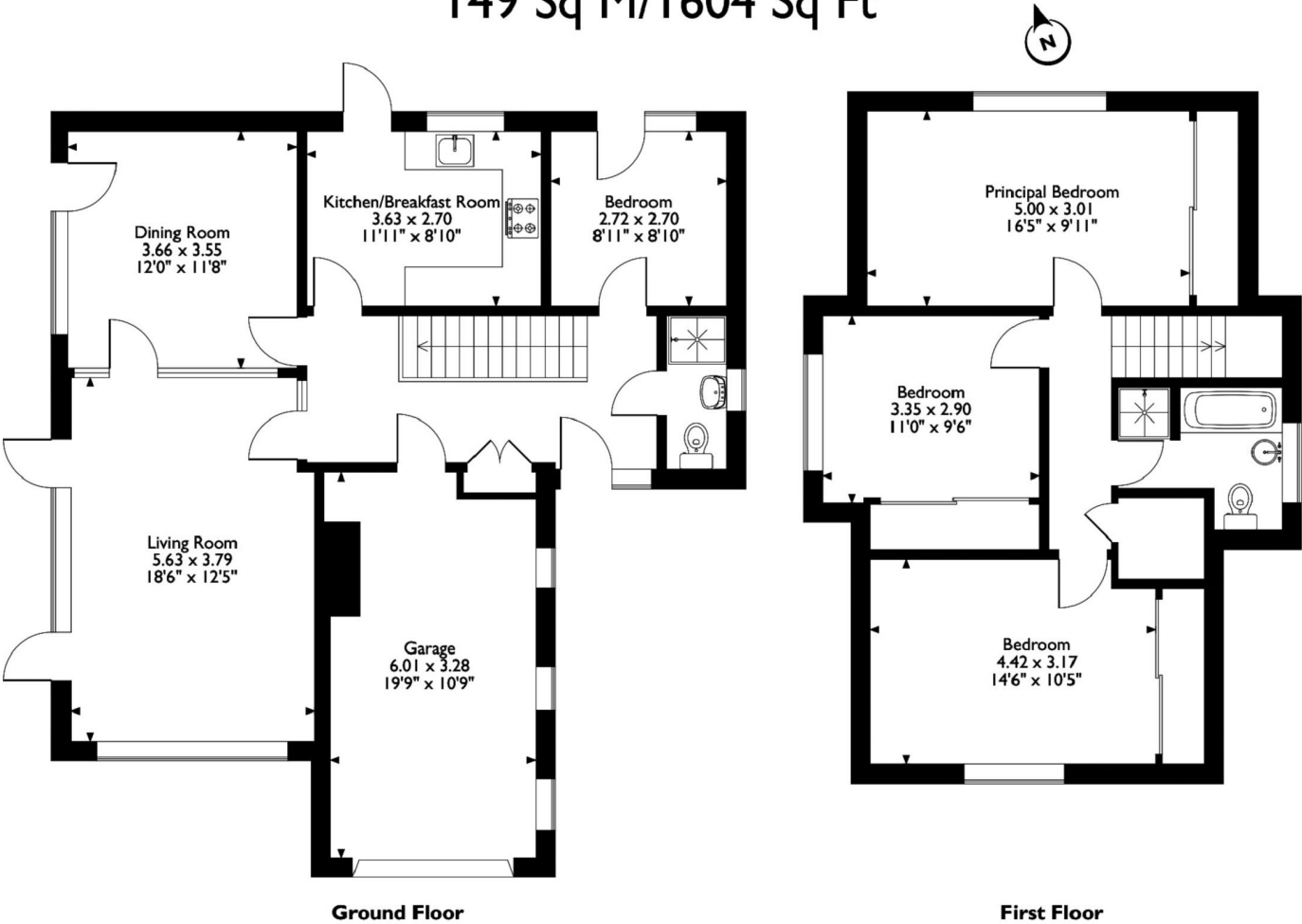
The living room enjoys large windows, allowing plenty of natural light to flood into the space, while wood cladding to the walls and a recessed fireplace adds wonderful warmth in the evenings.

A glass wall divides the living room from the dining room, making this a wonderful space for entertaining with a door from the dining room leading outside to the garden.

The bright kitchen has a large breakfast bar, opening the space and connecting it to the dining room to create a sociable layout

The kitchen boasts integrated Neff oven, Neff microwave, combi oven, Neff flexi induction hob and Neff extractor hood. The kitchen also includes a Miele dishwasher and Liebherr fridge. There is access to the garden from the kitchen.

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.

A single bedroom can be found from the hallway with doors to the garden, along with a sleek shower room and integral access into the garage.

There is a laundry station with ample deep cabinet storage. The latest eco grade A Miele washing machine & dryer, also the latest ultra-efficient LG fridge freezer with an inverter linear compressor, with cabinetry surround, including a wine rack.

The in-keeping open tread staircase leads to the first floor and sleeping quarters, where there are three bedrooms, all of which are double and all benefit from fitted wardrobes, ideal for utilising space.

The bedrooms enjoy the superb views, while a modern family bathroom can be found from the landing, with a bath suite and separate shower unit with decorative tiling and a heated towel rail.

STEP OUTSIDE



Welcomed by a gated driveway, the property offers ample parking along with the integral garage.

Positioned on a generous plot, the property enjoys well-maintained front and rear gardens allowing ample space for gardening, entertaining and family living.

The rear garden is surrounded by fencing and mature shrubs, keeping the property extremely private.

INFORMATION

Postcode: NP25 3HR

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From our Monmouth office, head north on Agincourt Square. At the traffic lights, turn left onto Monk Street. Proceed up the Hereford Road. At the top of the Hereford Road, turn left onto Highfield Road and the property will be located on your right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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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