



 5  3  2

Auden Close, Osbaston MONMOUTH

offers in excess of £550,000

 **peter
alan**

01600 714355
monmouth@pablack.co.uk



About the property

Situated on the edge of Town, within the sought after area of Osbaston, with Primary School and local Bus route. Substantial re-fitted family home, enjoying slightly elevated setting, appreciating spectacular distant views. The property offers exceptionally well proportioned living space, which would comfortably accommodate extended family, with the superb private ground floor guest suite comprising Bedroom and Ensuite Shower Room. The interior offers a modernised sleek approach, with sizeable windows allowing light and views to pass through rooms. The ground floor, provides a sizeable Reception Hall, with fitted wardrobes with doors to following; the Sitting Room, boasting an impressive 23ft length, with triple aspect and a feature wood burning stove. Opening through to Dining Room and door leading to fitted Kitchen/Breakfast Room. Door to Utility and Garaging. On the First Floor, a particular feature of the property is the extensive principal suite, comprising Bedroom with dual aspect views, modern Ensuite Shower Room, Dressing area, which leads through to a deceptively spacious private Study area. Three further Bedrooms and superb Shower/Bathroom. Outside the extensive brick paved driveway provides, parking and turning area, which leads to the integral double garage. The grounds wrap around the house, with an attractive raised rockery area to the rear side. Feature lawned area with paved terrace area, providing views.

Accommodation

Reception Hall

Approached via recessed Entrance Porch with inset downlighter and contemporary front door.

Sitting Room

23' 11" x 11' 10" (7.29m x 3.61m)

Dining Room

11' 10" x 9' 4" (3.61m x 2.84m)

Kitchen/Breakfast Room

19' 1" x 11' 9" (5.82m x 3.58m)

Beautifully designed, with range of fitted gloss fronted matching cupboards and drawer units. Integrated appliances, including; eye level double oven, dishwasher, fridge/freezer. Central island with induction hob and hotplate, breakfast bar arrangement.

Utility Room

8' 1" x 7' (2.46m x 2.13m)

Useful addition, with door to outside and garage.

Guest Bedroom Suite

10' 11" x 8' 6" (3.33m x 2.59m)

Versatile room would also make an ideal home office or games room.

Shower Room

Recently re-fitted, prior to our marketing.





First Floor - Landing

Bedroom One

19' 9" x 11' 11" (6.02m x 3.63m)

Superb suite, set to one side of the house, providing a degree of privacy. Dual aspect, distant countryside views towards the Welsh Hills.

Ensuite Shower Room

Walk-In Wardrobe

6' 10" x 3' 5" (2.08m x 1.04m)

Opening through to:

Study

12' 3" x 8' 3" (3.73m x 2.51m)

Extending beyond to additional recessed area. Dormer window to rear side aspect.

Bedroom Three

11' 11" x 8' 1" (3.63m x 2.46m)

Plus wardrobes.

Bedroom Four

11' 10" x 9' 5" (3.61m x 2.87m)



Bedroom Five

11' 11" x 6' 4" (3.63m x 1.93m)

Shower/Bathroom

Outside

A secondary path leads through the garden of planted trees and shrubs, providing convenient access to the cul-de-sac pavement and road.

Double Garage

15' 10" extending to 24' 8" x 16' 10" (4.83m extending to 7.52m x 5.13m)

Electric roll door.







01600 714355

monmouth@pablack.co.uk



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

