

2 Howard Bowen Osbaston, Monmouth



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Howard Bowen Close, Osbaston, Monmouth

Occupying a generously proportioned corner plot, this attractive and smartly presented 4/5 bedroom, modern, detached family home is set in a select cul-de-sac in the lower part Osbaston within easy reach of the town. Attractive, mature and extensive level garden and a detached double garage.

Asking price of £595,000 Freehold

Constructed in face brick with inset double glazed windows and doors set under a profiled concrete tile roof. Internal features include moulded skirting and architraves, part glazed panelled doors and a combination of ceramic tiled and wooden style flooring. A gas boiler provides domestic hot water and heating to radiators throughout.

Access to the property is under a deep soffit and through part glazed wooden door with matching side panel into:

ENTRANCE HALLWAY:

"L-shaped" with ranch style staircase and square newels leading to first floor. Doors into the following:

WET ROOM:

Frosted window to front. Low level W.C, corner vanity unit with inset washbasin and mixer tap. Corner shower enclosure with head on adjustable chrome rail and mixer valve. Chrome ladder style radiator. Fully tiled walls and extraction fan at high level.

LIVING ROOM: 3.84m x 4.84m (12'7" x 15'11")

Bay window to front overlooking front garden and drive. Decorative metal fireplace on a slate hearth with ornate wooden surround and mantel. French doors into:

DINING ROOM: 3.88m x 3.03m (12'9" x 9'11")

Secondary door accessing kitchen and trifold doors into:

SITTING ROOM: 3.50m x 3.00m (11'6" x 9'10")

External French doors to side accessing side patio and windows to back with views of the back garden.

From dining room through secondary door into:

KITCHEN: 3.93m (max) x 2.08m (min) (12'11" x 6'10") x 5.62m (max) x 3.03m (min)

Window to back out to main garden. U-shaped" laminate worktops and tiled splashbacks, two inset "Belfast" style sinks with mixer taps and "Neff" cooking range with gas and electric four ring hob, extraction hood over. Wooden panelled floor and wall mounted units (one of which houses Worcester gas boiler) with space for fridge/freezer and plumbing for dishwasher and washing machine. Cupboard with storage, hanging rail and shelving. Consumer unit at high level and low voltage downlighters. Through door into:

INNER HALLWAY:

Secondary part glazed wooden door to front accessing driveway and glazed door out to rear garden. Roof access trap. Doors into the following:

STUDY: 3.07m x 4.23m (10'1" x 13'11")

Windows to side. Integrated double wardrobe with sliding doors along one wall with shelving and storage.

UTILITY ROOM: 1.49m x 4.16m (4'11" x 13'8")

Window and external door to back accessing garden and sun terrace. Laminate work surface along one wall with tiled splashback. Space and plumbing for washing machine.

From entrance hallway upstairs to:

FIRST FLOOR LANDING:

Airing cupboard housing hot water cylinder and shelving. Doors into the following:

BEDROOM 1: 4.83m x 3.30m (max) (15'10" x 10'10") reducing to 2.98m (9'9")

Window to front. Double integrated wardrobe with shelving and hanging rail. Door into:

EN-SUITE:

Frosted window to front. White suite comprising low level W.C, vanity unit with inset wash basin, mixer tap and tiled splashback. Corner shower enclosure with sliding screen, head on adjustable chrome rail and mixer valve. Extraction unit at high level.

BEDROOM 4: 2.17m x 3.06m (7'1" x 10'0")

Window to back with views of the garden.

FAMILY BATHROOM:

Window to back. White suite comprising low level W.C, bidet, vanity unit with inset wash basin and mixer tap and free-standing roll top bath with mixer taps. Chrome ladder style radiator.

BEDROOM 3: 2.05m x 3.05m (6'9" x 10'0")

Window to back. Integrated wardrobe with sliding door, hanging rail and shelving.

BEDROOM 2: 3.00m x 3.42m (9'10" x 11'3")

Window to front. Integrated wardrobe with hanging rail and shelving.

OUTSIDE:

To the front is a grassed area and a tarmac drive providing parking for two vehicles, accessing:

DOUBLE DETACHED GARAGE: 5.24m x 5.69m (17'2" x 18'8")

Brick construction to match with a pitched tiled roof, two electric garage doors, window to back and secondary part glazed door to side accessing garden. Roof access trap and power and light.

A paved pathway wraps around the perimeter of the property with gated access at the side and main back garden. With an attractive wooded backdrop it is laid to lawn with a sun terrace and small wooden potting shed. Boundaries are a combination of wooden fencing and brick walls.

SERVICES:

Mains water, gas, electric and drainage. Council tax band G. 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 with green garage doors.

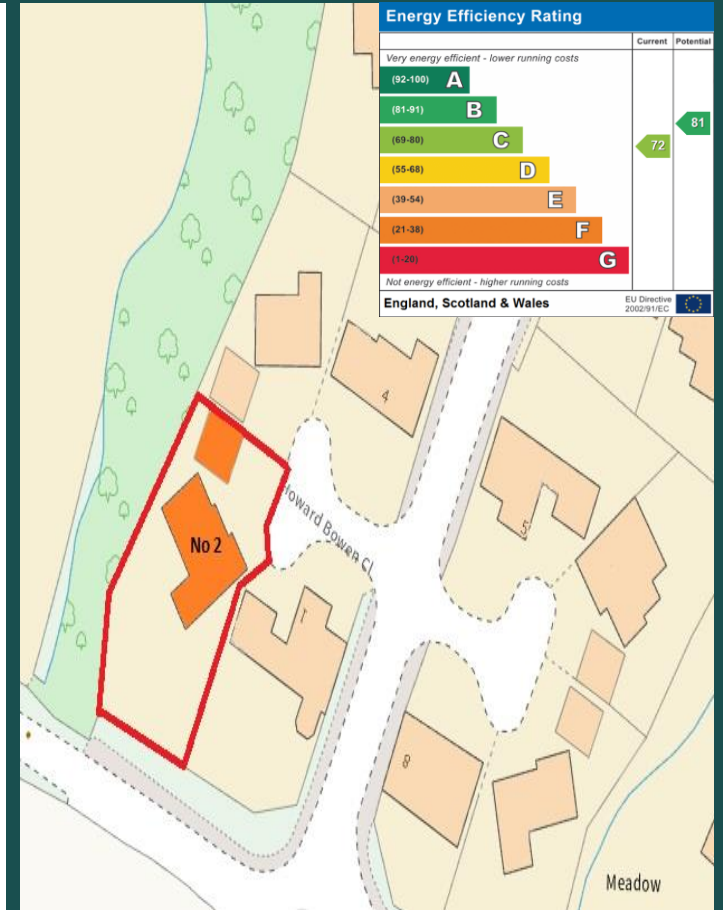
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- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.









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