

23 Highbury Terrace  
Redbrook, Monmouth



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## 23 Highbury Terrace Redbrook, Monmouth

This stylishly presented 3 bedroom semi-detached family home occupies an elevated position on the edge of the charming village with far reaching Wye Valley views. Offering bright and versatile accommodation over three floors with a wealth of quality fixtures and fittings throughout. Extensive paved sun terrace and private off road parking for multiple vehicles.

### Asking price of £270,000 Freehold

Traditionally constructed with a painted rendered exterior and inset double glazed uPVC windows and doors set under pitched tiled roofs. Internal features include a feature wood burner, concertina window shutters, low voltage downlighters, moulded architraves, vertically boarded and part glazed doors and a combination of ceramic tiled and wooden flooring. An oil fired central heating system supplies domestic hot water and heating to radiators throughout.

**The property is approached via a feature portico entrance and through part glazed composite door into:**

**LIVING ROOM: 4.52m x 3.49m (14'10" x 11'5")**

Part glazed to side accessing first floor landing and bay window to the front elevation with woodland views. Inglenook fireplace with wooden mantel housing wood burning stove set on a slate hearth.

**OPEN PLAN KITCHEN/DINING ROOM:**

**DINING ROOM: 3.10m x 5.54m (10'2" x 18'2")**

An incredibly bright and spacious room, French doors with matching side panels to side elevation accessing sun terrace and rear garden. Recess with understairs storage. Wide opening into:

**KITCHEN: 3.16m x 3.07m (10'4" x 10'1")**

Velux Skylight and window to back elevation. "L-shaped" laminate work surface with tiled splash back surround, inset one and half bowl sink and four ring electric hob with stainless steel extraction hood over. A range of high gloss cupboards and drawers set under with complimentary wall mounted cabinets. Tall unit housing Boch oven/grill, space for fridge/freezer and wine cooler.

**UTILITY ROOM: 2.04m x 1.86m (6'8" x 6'1")**

Window to side elevation. Laminate work surface along one wall with inset circular wash basin. Cupboard set under and oil fired central heating boiler. Space and plumbing for washing machine/tumble dryer. Door into.

**CLOAK ROOM:**

Frosted window to back elevation. Contemporary suite comprising a low level W.C and vanity unit with inset wash basin and tiled splashback surround.

From living room upstairs with wooden handrail to:

**FIRST FLOOR LANDING:**

A spacious central landing area with feature panelled wall and window to side elevation. Doors into the following:

**FAMILY BATHROOM:**

Frosted window to front elevation. Contemporary suite comprising a low level W.C, pedestal wash basin and bath with Monoblock mixer tap and shower over with head on adjustable chrome rail. Tiling to all walls. Extraction fan at high level.

**BEDROOM ONE: 3.52m x 3.07m (11'7" x 10'1")**

Window to front elevation with far reaching views of the Wye Valley and surrounding woodland.

**ANTI ROOM: 2.02m x 2.13m (6'8" x 6'12")**

An ideal space for a child's nursery or dressing room. opening into:

**BEDROOM TWO: 3.18m x 2.93m (10'5" x 9'7")**

Window to back elevation with views of neighbouring pastureland and woodland.

**BEDROOM THREE/STUDY: 2.01m (max) x 3.39m (6'7" x 11'1")**

Window to back elevation with views of neighbouring pastureland.

**INNER LANDING:**

Turning staircase with square newels post and wooden balustrading up to:

**LOFT ROOM: 5.25m (max) x 4.20m (into eaves) (17'3" x 13'9")**

Vaulted ceiling with two Velux windows to front elevation taking full advantage of the properties enviable position.

**OUTSIDE:**

The property is approached via a quiet country lane leading to a concrete driveway with parking for at least three vehicles. Stone steps lead up to a pebbled and herbaceous well stocked border with an abundance of flowers and plants. To the front a wooden gate accesses a paved pathway which wraps around two sides of the property with a corner set elevated patio/seating area, ideal for entertaining and capitalising on the far reaching Wye valley and woodland views. To the back an enclosed faux lawned garden housing oil tank.

**SERVICES:**

Mains electric, water and drainage. Oil fired central heating system. Council tax band C. EPC rating D.

**DIRECTIONS:**

From Monmouth take the A466 Wye Valley Road towards Chepstow. Continue through the village of Redbrook passing the village shop and The Bell Inn on your left. Before the national speed limit sign, take a sharp left turn onto "Coach Road." Continue up this road to Highbury Terrace passing garages on the right. When the road comes to a "Y" take the top right lane and the car park for 23 Highbury Terrace can be found after a short distance on the right.

**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- 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.







