

23 Tinmans Green
Redbrook, Monmouth



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Town and country properties



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Located in a charming village location in the heart of the Wye Valley within easy reach of Monmouth town and its wealth of amenities, is this spacious four-bedroom family home. Enjoying a picturesque woodland backdrop the property offers interconnecting living accommodation to the ground floor with excellent levels of natural light throughout. Parking for two vehicles, integrated garage and enclosed landscaped garden.

Asking price of £425,000 Freehold

The property is traditionally built-in brick with inset double-glazed windows with coloured glass and uPVC doors set under pitched tiled roofs. Internal features include moulded skirting boards and architraves, wooden panelled doors, a feature fireplace and a combination of laminate and carpeted flooring. A mains gas boiler provides domestic hot water and heating to radiators throughout. No onward chain.

The property is approached from the front under a feature portico entrance and through a part glazed wooden panelled door into:

ENTRANCE HALLWAY:

Window to front. Staircase with wooden balustrading and turned newel posts up to the first-floor landing. Door into the following:

CLOAK ROOM:

A white suite comprising a low-level WC and vanity unit with inset wash basin and tiled splashback surround.

KITCHEN: 4.56m x 3.26m (14'12" x 10'8")

Window to back with pretty garden views. "U-shaped" laminate worktops with tiled splash back surround, inset one and half bowl stainless steel sink and four ring gas hob with concealed circulating fan over. An extensive range of cupboards and drawers set under with integrated oven and plumbing for dishwasher and washing machine/tumble dryer. Matching tall units and wall cabinets, some with glazed fronts. Space for American style fridge/freezer. Consumer unit at high level. Part glazed external door out to rear garden. Door into:

DINING ROOM: 3.15m x 2.68m (10'4" x 8'10")

French doors to back opening up to the sun terrace and landscaped garden. Wooden panelled concertina door into:

LIVING ROOM: 5.05m x 3.15m (16'7" x 10'4")

Window to front. Feature fireplace with open grate, wooden surround and mantel.

From entrance hallway upstairs to:**FIRST FLOOR LANDING:**

"U-shaped" landing area with roof access hatch. Airing cupboard housing water cylinder and wooden slatted shelving. Doors into the following:

BEDROOM TWO: 2.62m x 4.50m (8'7" x 14'9")

Window to front elevation.

BEDROOM THREE: 3.30m x 3.01m (10'10" x 9'11")

Window to back with views of surrounding woodland.

FAMILY BATHROOM:

Frosted window to back. A white suite comprising a low-level WC, vanity unit with inset wash basin and bath with mixer tap and separate handheld attachment. Tiling to half height. Extraction fan at high level.

BEDROOM FOUR: 2.68m x 3.30m (8'10" x 10'10")

Window to back with garden and woodland views.

BEDROOM ONE: 4.50m x 4.17m (14'9" x 13'8") Max

A generously proportioned principal bedroom suite with window to front enjoying pretty village views. Door into:

EN-SUITE SHOWER ROOM:

Frosted window to front. Suite comprising a low-level WC, vanity unit with inset wash basin and fully tiled shower enclosure housing Mira shower with head on adjustable chrome rail. Extraction fan at high level. Tiling to half height.

OUTSIDE:

The property is accessed from the cul-de-sac leading to a tarmac parking area with space for two vehicles:

SINGLE INTERGARTED GARAGE: 2.62m x 5.20m (8'7" x 17'1")

A concrete base with up and over garage door to the front. Power and light. The terraced back garden has been carefully designed to maximize space and ensure excellent privacy. An expansive sun terrace adjoins the kitchen and dining room, providing an ideal seating area, currently home to a hot tub. Steps lead up to a shaped lawn with a pond, surrounded by well-stocked herbaceous borders and a variety of interspersed shrubs. In one corner, there is a raised patio with seating. The garden is enclosed by wooden fencing with a gate that opens to the front parking area.

SERVICES:

Mains gas, electric, water and drainage. Council Tax Band E. EPC Rating D.

DIRECTIONS:

Heading from Monmouth town, follow the Dixton Road to the Dixton roundabout. Take the 3rd exit onto the A40 (parallel to Monmouth town), turn left onto the A466 over the bridge, then take the 2nd exit at the roundabout onto Redbrook Road. Follow the road for approximately 1.5 miles, then turn left onto Tinmans Green shortly after the village shop. Continue up this road and number 23 can be found on the left-hand side.

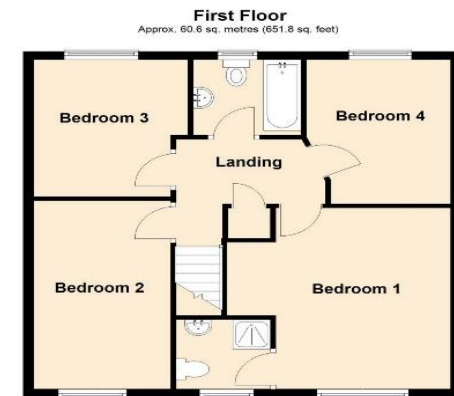
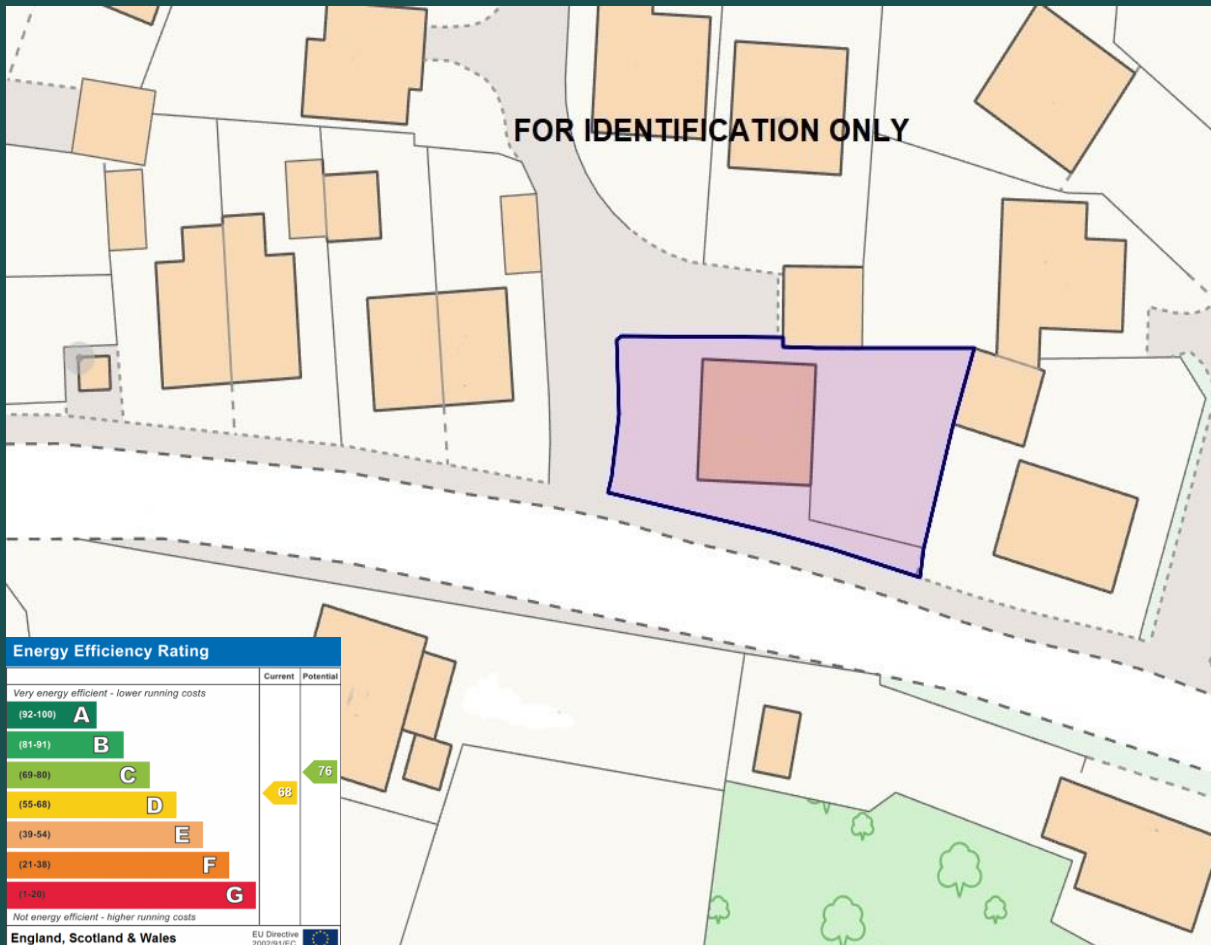
Roscoe Rogers & Knight would like to draw your attention to the following notes:

- 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.









Total area: approx. 122.8 sq. metres (1321.9 sq. feet)



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