

Sunnyside The North, Monmouth



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Town and country properties



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This spacious 3/4 bed 1980s bungalow has been recently upgraded and benefits from a quiet semi-rural location adjacent to attractive woodland in this sought-after and very active village, approximately 5 miles south of Monmouth. The property sits on a generously sized plot with extensive level gardens and a private tarmac driveway providing parking for multiple vehicles and access to an attached single garage. NO ONWARD CHAIN.

Asking price of £615,000 Freehold

Modern cavity wall construction with a textured, self-coloured rendered exterior, inset white uPVC double-glazed windows and doors, all set beneath a pitched profiled concrete tiled roof. Internal features include panelled doors, moulded skirtings and architraves. Oil-fired domestic hot water and central heating serving radiators throughout.

The entrance from the parking area is across paving with gravelled flanks, leading through a glazed door with matching side panel into:

"Z" SHAPED HALLWAY:

Deep window to the front and roof access hatch. Doors to the following:

DINING ROOM: 4.98m x 4.00m (16'4" x 13'1")

Pair of glazed doors opening onto the front terrace. Chimney breast with tiled hearth and inset wood burner. Wide opening into:

LOUNGE: 6.24m x 3.52m (20'6" x 11'7")

Window to the front and a pair of glazed doors opening to the side garden. Door to KITCHEN. Door to:

STUDY/BEDROOM FOUR: 3.11m x 2.66m (10'2" x 8'9")

Window to the side. Loft access hatch.

KITCHEN: 3.13m x 2.67m + 3.44m x 2.96m (10'3" x 8'9") + (11'3" x 9'9")

Window and glazed door to the rear. "U"-shaped wood-effect laminated worktops with white drawers and cupboards beneath and matching wall units. Integrated electric oven and ceramic hob with stainless steel extractor above. Stainless steel single drainer sink unit. Plumbing for dishwasher. Secondary door to the entrance hallway.

From the hallway, doors lead to the following:**BEDROOM ONE: 3.47m x 3.42m (11'5" x 11'3")**

Recess with roof access hatch. Window to the side. Door to:

EN-SUITE SHOWER ROOM:

Frosted window to the side. White suite comprising low-level WC, hand basin, and corner shower cubicle with mixer valve and adjustable shower head. Full-height laminate wall panels. Chrome ladder radiator.

BEDROOM TWO: 3.85m x 3.23m (12'8" x 10'7") Max

Window to the rear.

FAMILY BATHROOM:

Window to the side. White suite comprising low-level WC, pedestal wash basin, and bath, with full-height laminate wall panels. Door to storage cupboard. Extractor fan.

BEDROOM THREE: 3.92m x 2.27m (12'10" x 7'5")

Window to the rear. Consumer unit at high level.

OUTSIDE:

The approach from the village lane is between two wooden gate posts onto the private tarmac driveway, with level lawns on each side leading to an extensive parking area for multiple vehicles, giving access to:

ATTACHED GARAGE: 5.96m x 3.05m (19'7" x 10'0")

Traditional block construction with matching pitched roof and roller shutter door to the front, external door to the side, and window to the rear. Power and lighting. Adjacent is the BOILER ROOM, with vertically boarded door, housing a Worcester oil-fired boiler providing domestic hot water and heating. Power, light, and water supply. To one side is a fenced storage compound housing the oil tank.

To the front are timber-framed raised borders with mature shrubbery, as well as an extensive raised gravelled sun terrace accessed from the Dining Room and Lounge, which also extends around the side to another large lawned area. A raised planted border runs along the rear boundary. A gravel and concrete path leads around the back of the property.

SERVICES:

Mains water and electricity. Septic tank drainage. External tap and power point. Oil-fired central heating. Council Tax Band: G. EPC: TBC.

DIRECTIONS:

From Monmouth, take the B4293 signposted Trellech and Chepstow, pass the turning for Penallt, and continue over the brow, taking the left turning signposted 'Whitebrook and The Narth'. At the small crossroads, turn right into The Narth. Follow the road through the village; the property is two houses before the Village Hall on the right-hand side, set back from the road and signposted 'Sunnyside'.

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.







