

23 Monmouth Castle Drive Newport



STYLISH FOUR BEDROOM DETACHED FAMILY HOME IN MON BANK

- REDROW-BUILT 'STRATFORD' STYLE HOME
- FOUR BEDROOMS
- GROUND FLOOR WC, FIRST FLOOR BATHROOM AND ENSUITE
- GOOD SIZED LOUNGE
- IMPRESSIVE KITCHEN/DINER
- PAVED REAR GARDEN WITH ACCESS TO GARAGE & DRIVEWAY
- CORNER PLOT
- OVERLOOKS THE PARK
- MINUTES FROM EXCELLENT AMENITIES & ROAD LINKS
- BEAUTIFULLY PRESENTED THROUGHOUT

Chain Free £350,000

Monmouth Castle Drive, NP20 2QB

Introduction

NO CHAIN This beautifully presented family home is situated within the ever popular and highly sought after Mon Bank development, offering easy access to excellent amenities and major road links. Situated on Monmouth Castle Drive, this property was built c.2016 by Redrow Homes and was named 'The Stratford', a lovely house design offering good sized living accommodation and those lovely mock-period features you'd expect from Redrow's 'Heritage Collection'.

Upon entering the property, we are welcomed into the main hallway which leads off to a good sized lounge, a WC/cloakroom and an impressive open plan kitchen/diner featuring high spec integrated appliances and sliding doors out to the garden. A central staircase leads up to the first floor where we have four bedrooms (bedroom's 1 & 2 featuring built-in wardrobes), a family bathroom plus a luxury ensuite to the main bedroom.

Outside, there is a side tandem driveway which leads to a detached garage accessible via an up and over door which benefits from power, lighting and a pitched roof, plus double doors into the garden. A side gate leads through to the rear garden which has been paved to provide a low maintenance space.

Viewing is essential to appreciate what this stunning home has to offer, further information and room dimensions can be found below;

GROUND FLOOR

Lounge 16'9" x 11'3" (5.11 x 3.44)

WC/cloakroom 7'2" x 3'5" (2.20 x 1.05)

Kitchen/diner 19'3" x 14'8" (5.87 x 4.48)

Featuring a range of wall and base units, a large larder cupboard, an integrated dishwasher, a double electric oven and gas hobs

FIRST FLOOR

Bedroom 1 12'9" max x 10'3" max (3.89 max x 3.14 max)

Featuring fitted sliding wardrobes

Ensuite 7'2" max x 4'6" max (2.20 max x 1.38 max)

Bedroom 2 11'10" max x 9'4" max (3.62 max x 2.85 max)

Bedroom 3 9'7" x 8'4" (2.93 x 2.56)

Bedroom 4 9'1" max x 8'8" max (2.79 max x 2.66 max)

Bathroom 5'7" x 6'1" (1.71 x 1.86)

Council tax

Band E

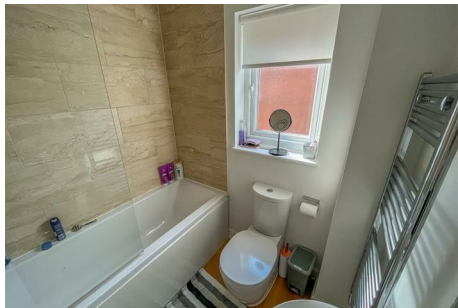
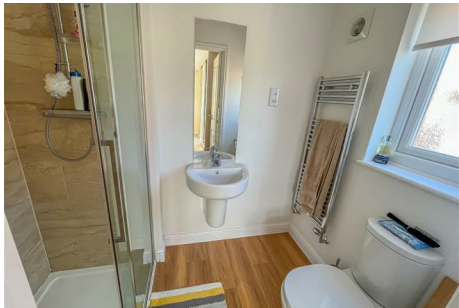
Tenure

Freehold


Viewings

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.


These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



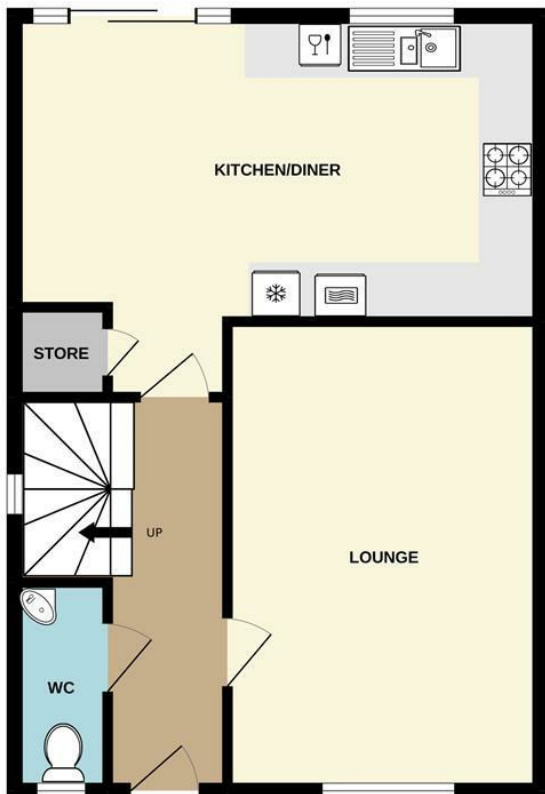
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR



1ST FLOOR

