



Plot 3 Joys Green Road, Lydbrook

£525,000 Freehold

pa black



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Double fronted four bedroom detached family house, built to a high standard by a private developer with elevations in Forest of Dean stone and smooth render, inset with Holyrood bespoke cast stone dressings, all beneath a pitched roof of mini Stone Wolds grey coloured

This unique and distinctive home is one of just four individual family houses forming part of a select and exclusive development. There are an abundance of recreational facilities within the vicinity, including cycling, canoeing and walking in the surrounding countryside. There is a pub within walking distance and the nearby towns of Monmouth and Ross on Wye have a wide range of shops, supermarkets and other amenities.

The house itself offers flexible living accommodation with living space and bedroom spread across both floors. The centre of the ground floor is the impressive bespoke kitchen with granite work surfaces and integrated appliances, which leads through to the open planned dining room and day room with double doors leading on to the patio area, a separate utility room with store room, double bedroom and shower room complete the accommodation on the ground floor. Upstairs there is a large living room with a picture window making the most of the views down the Valley. There is a study area that can be sectioned off or left open. The master bedroom has an open planned en-suite with roll top bath and walk in shower. There are two further double bedrooms and the family bathroom.





Ground Floor

Entrance Hallway

Open Plan Dining Room

12' 11" x 13' 4" (3.94m x 4.06m)

Open Plan Day Room

19' 11" Max x 10' 10" (6.07m Max x 3.30m)

Open Plan Kitchen

20' x 13' 5" (6.10m x 4.09m)

Utility & Store Room

Bedroom Two

13' 11" Max x 11' 5" Max (4.24m Max x 3.48m Max)



First Floor

Lounge With Study Area

27' 6" x 11' 11" (8.38m x 3.63m)

Master Bedroom

12' 11" Max x 22' 7" Max (3.94m Max x 6.88m Max)

Open Plan En-Suite

Balcony

11' 10" x 10' 5" (3.61m x 3.17m)

Bedroom Three

11' 5" x 9' 5" (3.48m x 2.87m)

Bedroom Four

13' 6" x 9' 2" (4.11m x 2.79m)



Family Bathroom

Outside

Private Garden with Views

Double Garage

Under Garage Basement





Air System

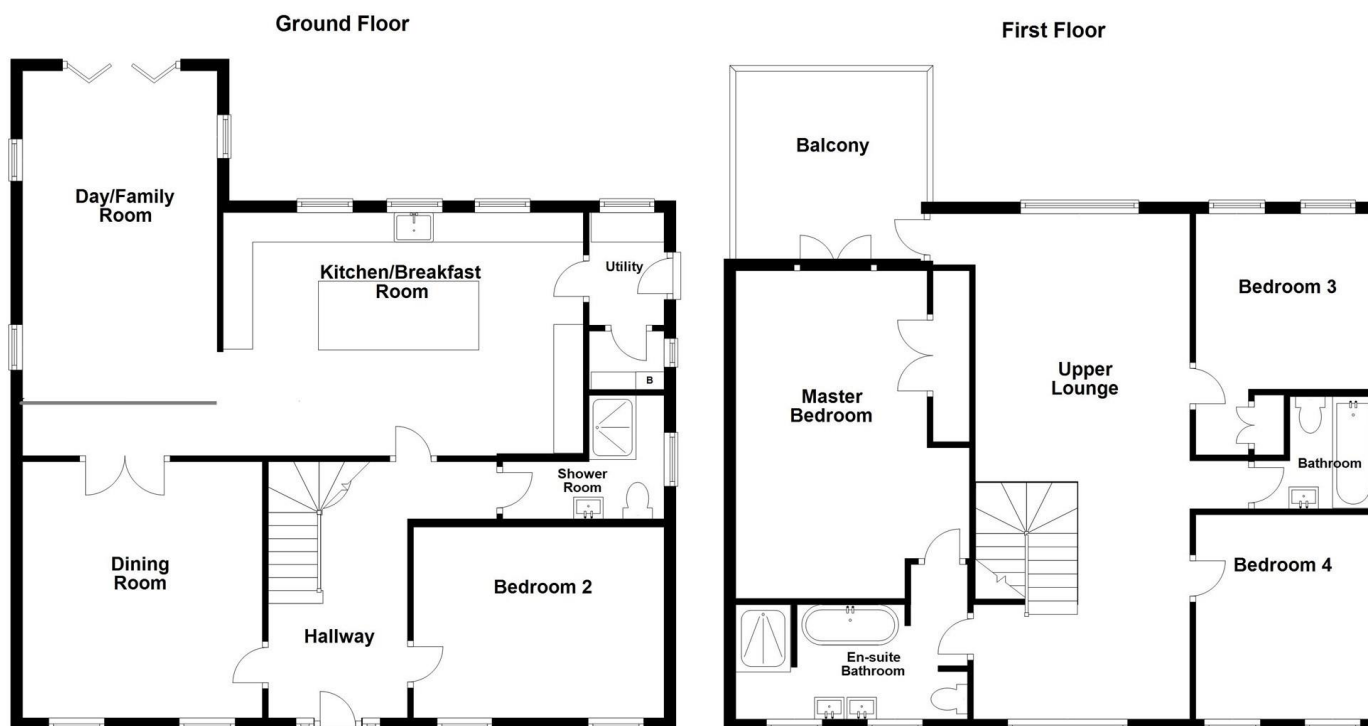
Details are on www.nuaire.co.uk for the heat recovery system MRXBOX95-WH1.

Nuaire's award-winning range of MRXBOX95 heat recovery systems are designed to provide optimised, balanced supply and extract mechanical ventilation with heat recovery. The MRXBOX95-WM1 is a wall or cupboard mounted MVHR system designed specifically for small to medium sized houses and apartments. It incorporates the latest generation of low voltage DC fans, counter flow heat exchanger and easily accessible controls.

The heat exchanger block can recover up to 95% of the heat which would normally be wasted, giving this product a high score on SAP and helping you meet building regulations. Extremely low noise levels and low maintenance requirements make this a popular MVHR solution for new build properties.







Peter Alan, 71 Monnow Street, Monmouth, Monmouthshire, NP25 3EW

EPC Rating: Exempt

Property Ref: MMT300766 - 0004



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