



3 Wallace Close, Usk. NP15 1SQ
£565,000
Tenure Freehold

- EXTENDED DETACHED HOME
- EXCELLENT FAMILY ACCOMMODATION
- SUPERB CORNER PLOT
- ENTRANCE HALL
- PLAYROOM/SNUG & SEPARATE STUDY

- CONTEMPORARY 41 FT KITCHEN/DINER/FAMILY ROOM
- 4 BEDROOMS
- REFITTED BATHROOM & EN-SUITE SHOWER ROOM
- DOUBLE GARAGE, PARTITIONED TO PROVIDE GYM
- EXTENSIVE PARKING

An extended detached family home occupying a superb corner plot on this popular development on the outskirts of Usk.

The property has been renovated and updated by its present owners to an exceptional standard which has included a new contemporary family bathroom, en-suite shower room and the creation of a large, full width 41ft kitchen/diner/family room opening to the rear garden.

Further accommodation includes: To the ground floor: An entrance hall with stairs to first floor, pull out storage beneath and a modern cloakroom/wc. Both the snug/playroom & study enjoy an outlook to the front. The superb kitchen/diner/family room is fitted with a contemporary range of wall and base units having integral appliances, island/breakfast bar, wood burner, ceiling lantern and 2 sets of sliding doors providing access to the garden. A utility room leads off the kitchen with door to side.

To the first floor: A landing leads to 4 good size bedrooms, 2 having built in wardrobes, the master having a modern en-suite with oversized shower. A contemporary family bathroom serves the remaining bedrooms with shower over bath and period style tiles.

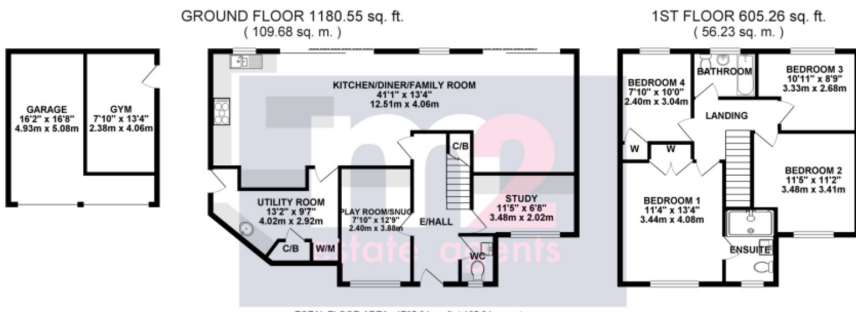
The property occupies an exceptional plot with large lawned garden to front having mature oak tree, partially enclosed by hedging. A driveway provides parking for numerous vehicles. Paved pathways to side access. At the rear a patio leads on to a private garden laid to lawn enclosed by mature hedging. A double garage accessed via twin electric roller doors, partitioned to provide a gym/office with pedestrian door to side

Services:

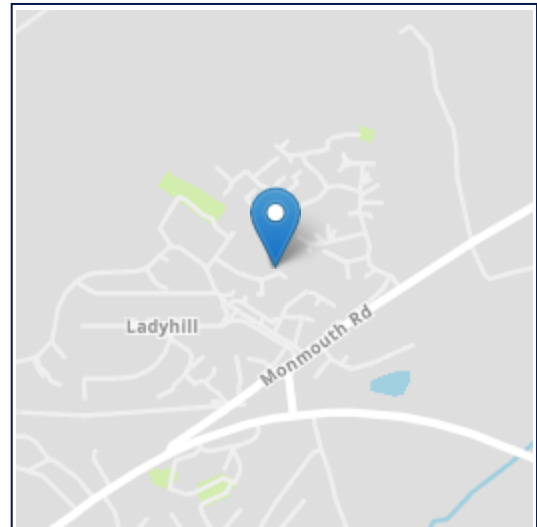
All mains services connected

Council Tax Band:

F



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given. Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		84
B		
(69-80)		
C		
(55-68)	68	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (3 Wallace Close, Usk, NP15 1SQ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____