



5 Adam Close, Usk. NP15 1SN
£595,000
Tenure Freehold

- GREATLY EXTENDED VERSATILE FAMILY HOME
- EXCEPTIONALLY WELL PRESENTED THROUGHOUT
- ENTRANCE HALL & CLOAKROOM WC
- LOUNGE WITH FEATURE FIRE PLACE
- CONTEMPORARY KITCHEN OPENING TO DINING ROOM
- LARGE UTILITY ROOM
- LARGE L SHAPE GAMES ROOM & BAR
- 4 BEDROOMS
- MODERN SHOWER ROOM & EN-SUITE
- DOUBLE DRIVEWAY AND GARAGE

A spacious detached property situated on the fringe of Usk Town lying within easy access of an excellent range of amenities and the A449. The property has been updated and is presented to an exceptional standard by its present owners and has benefited from the addition of a substantial single story extension, providing a superb entertainments/games room and bar area over looking a landscaped rear garden and the fields beyond.

Entrance hall with cloakroom/wc off and stairs to the first floor. A lounge with feature stone fire place opens to the superb L shaped entertainment room and bar, currently utilised as a snooker room with French doors leading to the rear garden. A separate dining/family room also benefits from French doors to the garden, with open arch leading to a contemporary kitchen having an excellent range of integrated appliances including combination oven, hide and slide oven and induction hob.

Upstairs the landing leads to 4 bedrooms, the master benefiting from built in wardrobes and refitted en-suite shower room. The 4th bedroom is currently utilised as an office and also benefits from built in wardrobes/storage. A modern shower room serves the remaining bedrooms.

A printed cobble stone effect driveway provides parking for numerous vehicles extending to main entrance and side access. A lawned garden is surrounded by mature hedging having beds laid with stone and planted shrubs. The rear garden has a private printed cobble stone effect seating and attached covered walkway. Steps lead up to a large sun terrace laid over 2 levels partially enclose by railings, having easily maintained beds laid with chipping's. Further decked seating area backs on to a local field.

Services:

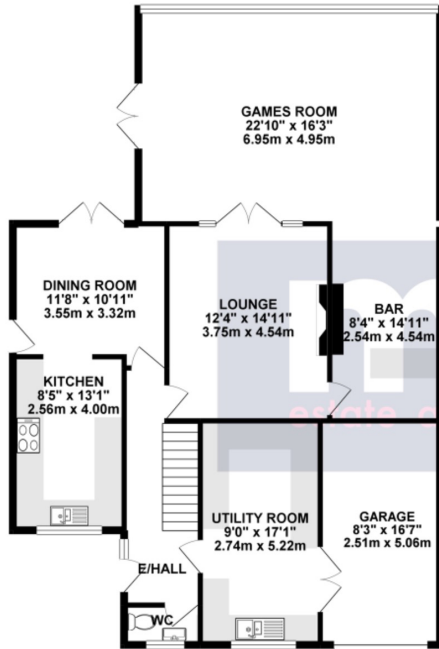
all mains services connected

Council Tax Band:

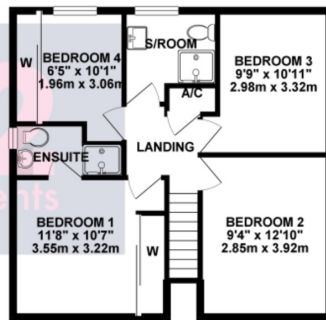
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GROUND FLOOR 1325.13 sq. ft.
(123.11 sq. m.)

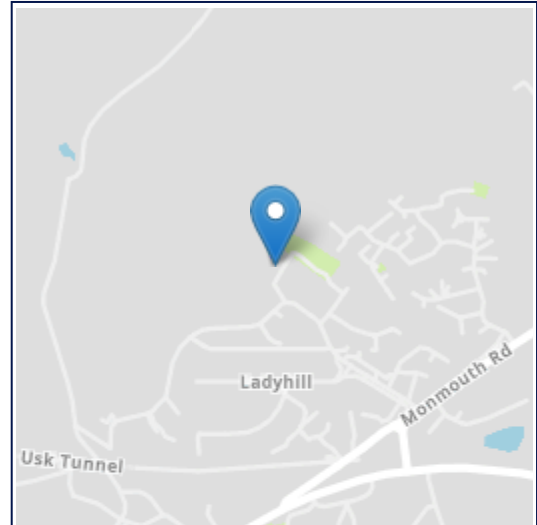


1ST FLOOR 547.57 sq. ft.
(50.87 sq. m.)



TOTAL FLOOR AREA: 1872.70 sq. ft. (173.98 sq. m.) approx.

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 as to their operability or efficiency can be given.
Made with floorplan 62020



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	74	82
	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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