



**4 Alexandra Place, Monkwood, Usk. NP15
1QJ
£375,000
Tenure Freehold**

- GREATLY EXTENDED TRADITIONAL BAY FRONTED PROPERTY
- SUPERB FAMILY ACCOMMODATION
- SITUATED A SHORT DISTANCE FROM USK TOWN
- ENTRANCE HALL
- DINING ROOM OPENING TO LOUNGE WITH WOOD BURNER
- LARGE KITCHEN/BREAKFAST ROOM
- 3 BEDROOMS
- MASTER BEDROOM WITH EN-SUITE AND DRESSING AREA
- MODERN FAMILY BATHROOM
- DRIVEWAY, GARAGE AND GOOD SIZE REAR GARDEN

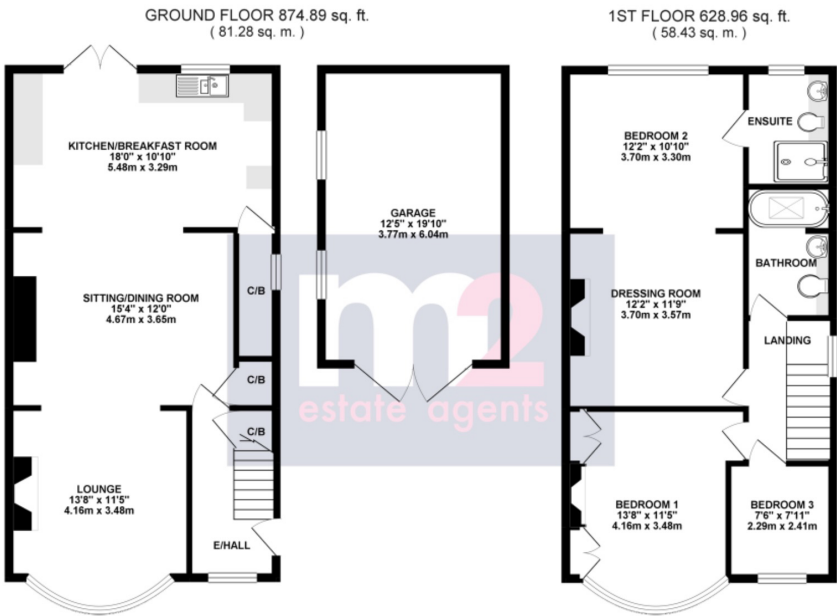
A spacious traditional bay-fronted semi-detached property situated a short distance from Usk, benefiting from the addition of a two-storey extension providing a superb kitchen/breakfast room and master bedroom suite.

An entrance hall with stairs to the first floor and storage beneath. A dining room with pantry off opens to the lounge with bay window and wood burner. Leading from the dining room, the spacious kitchen/breakfast room benefits from an extensive range of wall and base units, having a peninsula island and breakfast bar, French doors to the rear and a large storage cupboard.

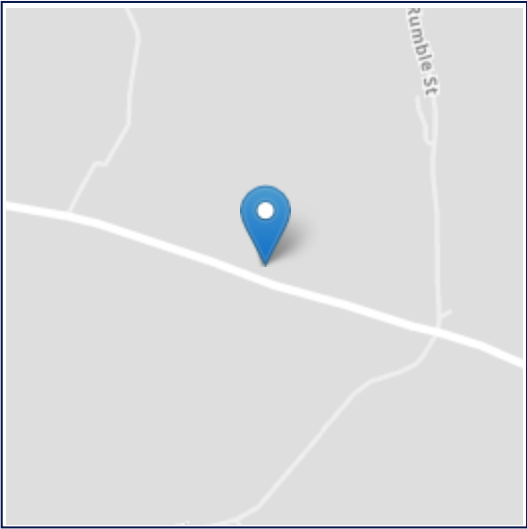
To the first floor a landing leads to three bedrooms, including the master bedroom suite with rural views to the rear, a large dressing area, and a modern en-suite bathroom. A refitted family bathroom serves the remaining bedrooms.

Outside: To the front: A driveway extends through double gates to an enclosed garden. Further gates lead to a hard stand and garage. At the rear a seating area with steps leads up to a patio and cottage style garden with raised vegetable beds. Gravel pathways continue to a private seating area with a pergola over, backing onto local fields. Garage: Accessed via double doors with windows to the side.

Services:
All mains services connected
Council Tax Band:
E



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.
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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	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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