



8 PATTERSON WAY

MONMOUTH | MONMOUTHSHIRE



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8 PATTERSON WAY IS AN ATTRACTIVE, DETACHED, FOUR-BEDROOM FAMILY HOME BOASTING A CORNER PLOT, SITUATED WITHIN THE HIGHLY POPULAR ROCKFIELD ESTATE ON THE EDGE OF MONMOUTH TOWN. IT BOASTS A KITCHEN/DINING ROOM, 4 DOUBLE BEDROOMS, 3 BATHROOMS, 2 RECEPTION ROOMS, STUDY/OFFICE, CONSERVATORY, DOUBLE GARAGE, OFF-ROAD PARKING AND AN ENCLOSED REAR GARDEN.

- Attractive, detached four bedroom family home •
 - Sitting room, dining room and study •
 - Spacious conservatory •
- Four double bedrooms, two en-suite and a family bathroom •
 - Low maintenance enclosed rear garden •
 - Double garage and off-road parking •
- Walking distance to local amenities which Monmouth town has to offer •
 - Offered with no onward chain •

DISTANCES FROM 8 PATTERSON WAY

Monmouth 1.3 miles • Raglan 8.9 miles • Ross on Wye 14.2 miles •
Usk 14.2 miles • Chepstow 16.7 miles • Abergavenny 18 miles • Hereford
22.2 miles • Bristol 33.5 miles • Cardiff 36.5 miles • London 140.4 miles •
Bristol Airport 51.1 miles • Cardiff Airport 51.6 miles • Birmingham Airport
78.6 miles • Abergavenny Train Station 17 miles • Chepstow Train Station
17.5 miles • Bristol Parkway Station 29 miles •
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The Rockfield estate is a popular well regarded housing estate located on the edge of Monmouth. It is within walking distance of Monmouth town. The town boasts excellent schools including Haberdashers independent boys and girls school, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing. Excellent road connections exist at Monmouth, with the nearby A40 / A449 providing access to the M4 / M50 and M5. Raglan village is located just over 8 miles from the property, and the village offers a number of local amenities, including village shop, butchers, doctors surgery, pharmacy, post office, public houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a modern Primary School. An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal are all easily accessible.

THE PROPERTY

8 Patterson Way is a substantial four bedroom detached property. It is well-proportioned internally offering plenty of space for a modern family.

Step into the entrance hall, a practical space for hanging coats or storing shoes. Several doors lead off.

The spacious sitting room is a delightful space. An electric fireplace makes an attractive focal point. French doors open to the conservatory. A magnificent space with French doors that open out onto the rear garden. The conservatory allows light to flood the sitting room making it bright and airy.

Accessed via the entrance hall is the kitchen/dining room. The kitchen/diner is the perfect space for entertaining guests. The kitchen comprises of white modern base and wall units. Integrated appliances include an oven and grill, fridge freezer, dishwasher and a gas hob with recirculating extractor fan. A composite one and a half sink and drainer with mixer tap sits underneath the window with views of the rear garden. The kitchen is large enough to accommodate a dining table.

In addition to the kitchen is a utility room with a range of base and wall units matching those in the kitchen. There is a stainless-steel sink and drainer and space for further white goods. An external door leads to the side aspect.



The study is currently dressed as an office but is a versatile room that could be used as a playroom. This room benefits from a large window to the front aspect.

In addition to the main sitting room is a further reception room accessed via the entrance hall. Double doors open into the sitting room. This room could be used as a dining room, playroom, snug, the opportunities are endless.

The ground floor benefits from having a cloakroom comprising of a w.c and wash hand basin.

A staircase leads from the entrance hall up to the first floor. The landing has a useful airing cupboard. Doors lead to four double bedrooms and a family bathroom.

The principal bedroom is very spacious, with fitted wardrobes. There is an en-suite which comprises of a bath, pedestal wash hand basin and w.c.

Bedroom 2 is also spacious and has fitted overhead storage and wardrobes and fitted chest of drawers as well as en-suite facilities to include a shower cubicle, pedestal wash hand basin and w.c.

Bedrooms 3 and 4 are both double rooms and overlook the front and rear gardens respectively.

The family bathroom has neutral décor comprising of a bath, pedestal wash hand basin and w.c.

OUTSIDE

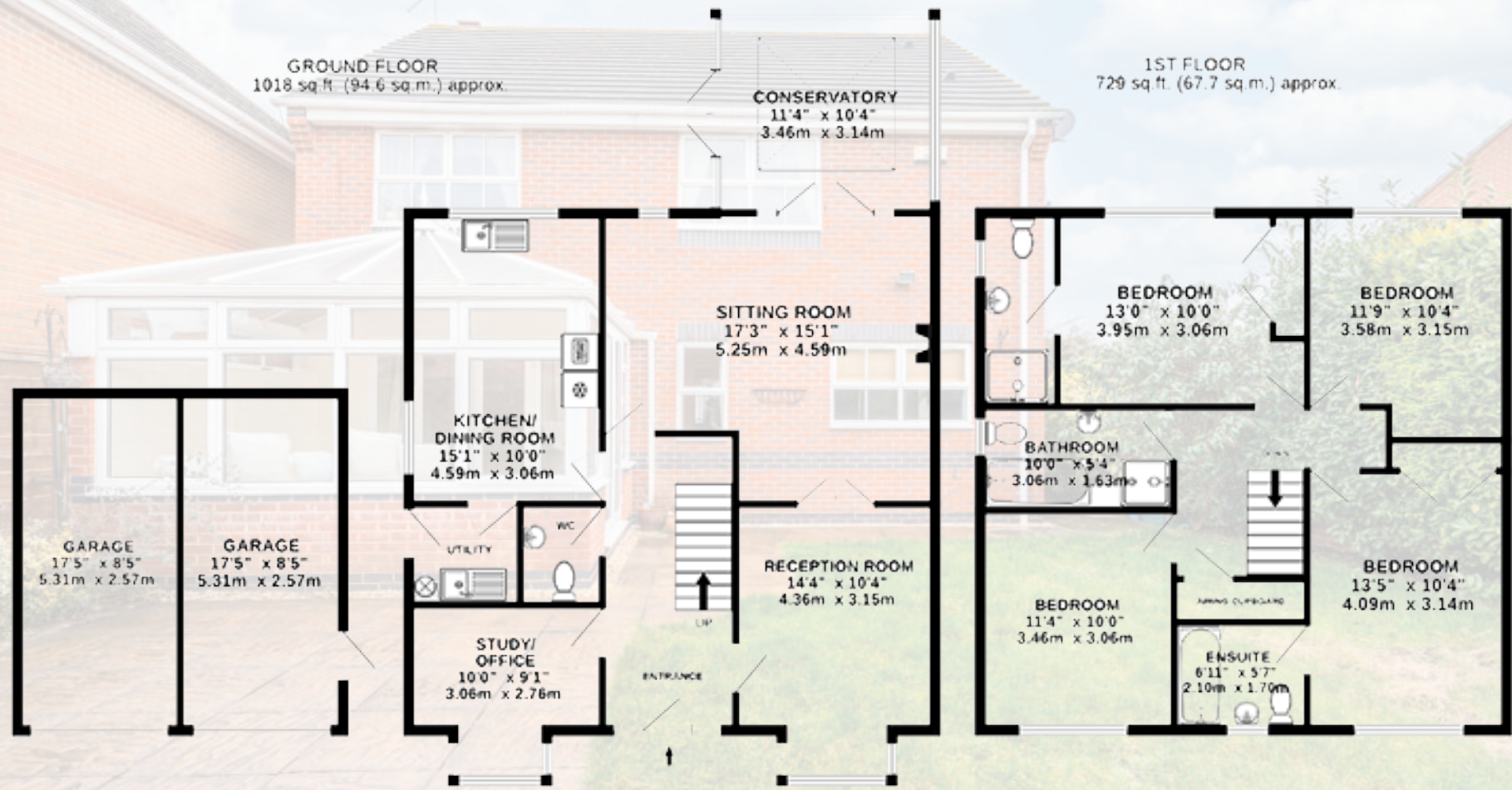
8 Patterson Way is positioned on a corner plot and is set back from the road. A path leads to the front door, which is sheltered by an undercover porch.

The enclosed rear garden offers privacy and benefits from a patio seating area where al-fresco dining could be enjoyed all year round. The rest of the garden is laid to lawn, bordered with brick walls, mature hedging and fencing.

A double garage is located at the side of the property and benefits from a space for off-road parking for two cars. The garage is the perfect space for parking, further storage or a workshop and can be accessed via the road and the rear garden.



FLOORPLAN



TOTAL FLOOR AREA: 1747 sq. ft. (162.3 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 areas 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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KEY INFORMATION

Services: Mains electricity, gas, water and drainage.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From the Shell Garage in Monmouth, proceed along the B4293, going straight over at the traffic lights. At the roundabout, (with the Green Dragon on your left) go straight over. At the next roundabout take the 2nd exit. Continue along this road, until reaching the next roundabout. Take the second exit, passing Co-op on your right handside. Proceed along here, and at the next roundabout, take the first exit. As you enter Kingswood Road, Patterson Way will be the first junction on your left. The property will be the 4th property on your right hand side. There will be a Powells For Sale board.

Postcode: NP25 5BS



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		