



1 Jordan Gardens

Monmouth, NP25 5ED

£410,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to present to the market this immaculately presented four bedroom detached property, situated on the sought-after Rockfield estate in the town of Monmouth.

Downstairs, this property offers a modern kitchen with integrated appliances, a newly renovated sun room leading out to the rear garden, sizeable living room, separate dining room, a cloakroom and an integrated garage. To the first floor you will find four double bedrooms, master with an en-suite, a four-piece suite family bathroom, and a storage cupboard. Outside, you will find a colourful, vibrant rear garden, with side access.

Jordan Gardens is situated within walking distance to Monmouth town centre where you will find a variety of local amenities such as supermarkets, cafes, doctors surgeries, dentists, pharmacies, free houses, independent businesses and great bus links.



Approached via a double glazed front door into:

Entrance Hallway:

13'8" x 3'9" (4.18m x 1.16m)

Power & lighting, stairs to first floor, double panelled radiator, doors to kitchen & lounge.

Lounge:

13'8" x 10'7" (4.18m x 3.23m)

Double glazed UPVC window to front aspect, TV point, gas fire, double panelled radiator, power & lighting, door to entrance hallway.

Kitchen:

17'0" x 9'9" (5.19m x 2.98m)

A range of eye level and base units, integrated fridge/freezer, integrated dishwasher, breakfast bar, four ring gas hob with extractor fan, eye level oven and grill, sink with mixer tap and integrated drainer unit, UPVC double glazed window to rear aspect, door to garage, cupboard under the stairs, vertical radiator.

Sun Room:

14'11" x 8'9" (4.55m x 2.68m)

Power & lighting, UPVC double glazed windows, double panelled radiator, double doors into the rear garden, leads into the dining room.

Dining Room:

9'9" x 9'2" (2.98m x 2.80m)

Power & lighting, double panelled radiator.

Cloakroom:

5'6" x 3'6" (1.70m x 1.09m)

Hand wash basin, W.C., double glazed frosted UPVC window, extractor fan, lighting.

First Floor Landing:

17'5" x 6'4" (5.32m x 1.95m)

Doors to bedrooms & family bathroom, double panelled radiator, power & lighting, loft access, airing cupboard.

Bedroom One:

11'1" x 8'9" (3.40m x 2.67m)

Double glazed UPVC window to front aspect, double panelled radiator, door to en-suite, built in wardrobes, power, ceiling fan & lighting.

En-Suite:

6'5" x 4'11" (1.96m x 1.51m)

Walk in shower cubicle, W.C., hand wash basin with shaver point & storage below, double glazed UPVC frosted window.

Bedroom Two:

10'9" x 8'5" (3.30m x 2.59m)

UPVC double glazed window to rear aspect, double panelled radiator, power, ceiling fan & lighting.

Bedroom Three:

9'8" x 9'4" (2.95m x 2.85m)

Double glazed UPVC window to rear aspect, double panelled radiator, power, ceiling fan & lighting, built in wardrobes.

Bedroom Four:

8'5" x 10'9" (2.58m x 3.30m)

Double glazed UPVC window to front aspect, double panelled radiator, built in wardrobe space, power, ceiling fan & lighting.

Bathroom:

8'1" x 6'2" (2.47m x 1.89m)

Walk in shower cubicle with rainfall shower head, heated towel rail, W.C., bath, hand wash basin with storage below, shaver point, UPVC double glazed frosted window, extractor fan & lighting.

Garage:

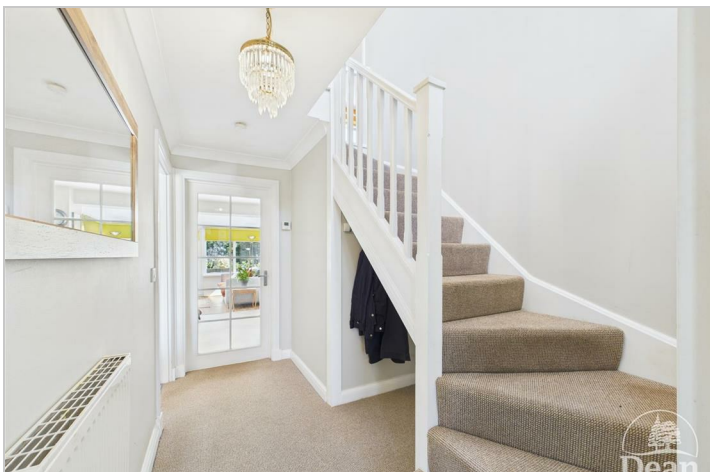
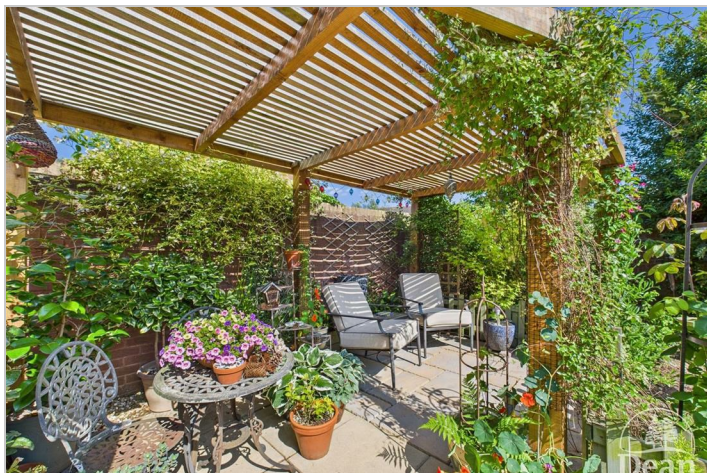
15'8" x 8'3" (4.78m x 2.53m)

Electric roller door, boiler, power & lighting, space & plumbing for washing machine, sink, built in storage, lighting, smoke alarm.

Outside:

As you approach the garden via the doors from the sun room you will find a flat patio area. Beyond this is a colourful garden filled with mature shrubs, vibrant plants and raised beds. This garden offers a seating area with a pergola, a garden shed, greenhouse and side access.

To the front a driveway for 2-3 vehicles and a front lawn surrounded by mature shrubs.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



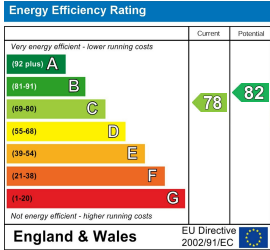
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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