



MONMOUTH

Guide price **£425,000**



9 CORNPOPPY AVENUE

Monmouthshire NP25 5SD



Four-bedroom detached family home
Close to local amenities
Off road parking

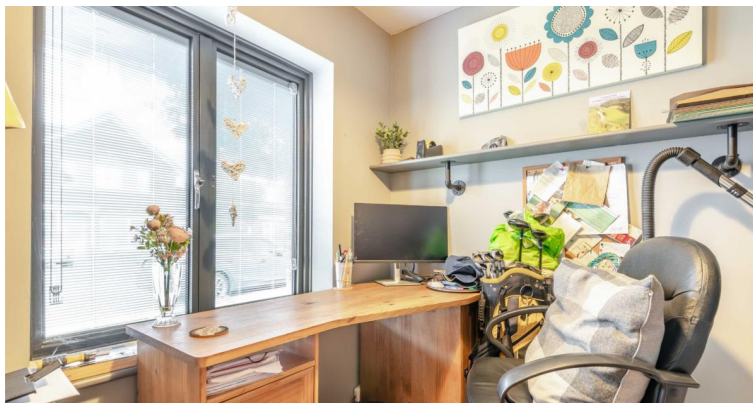
Located in the highly desired Rockfield Estate, this property is conveniently located within walking distance to the market town of Monmouth. The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes and restaurants as well as retailers such as Marks & Spencer's and Waitrose.

Well connected to the nearby A40 provides access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross-on-Wye and the M50/Midlands.

Main line railway stations can be found in both Hereford and Abergavenny.

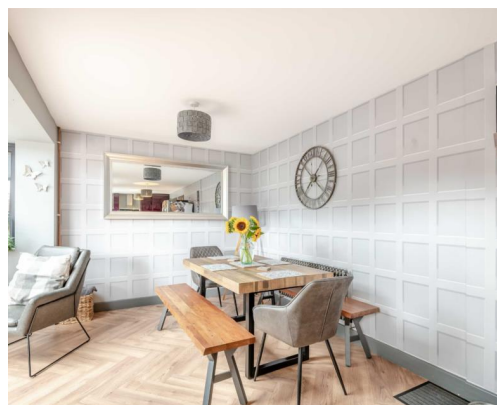


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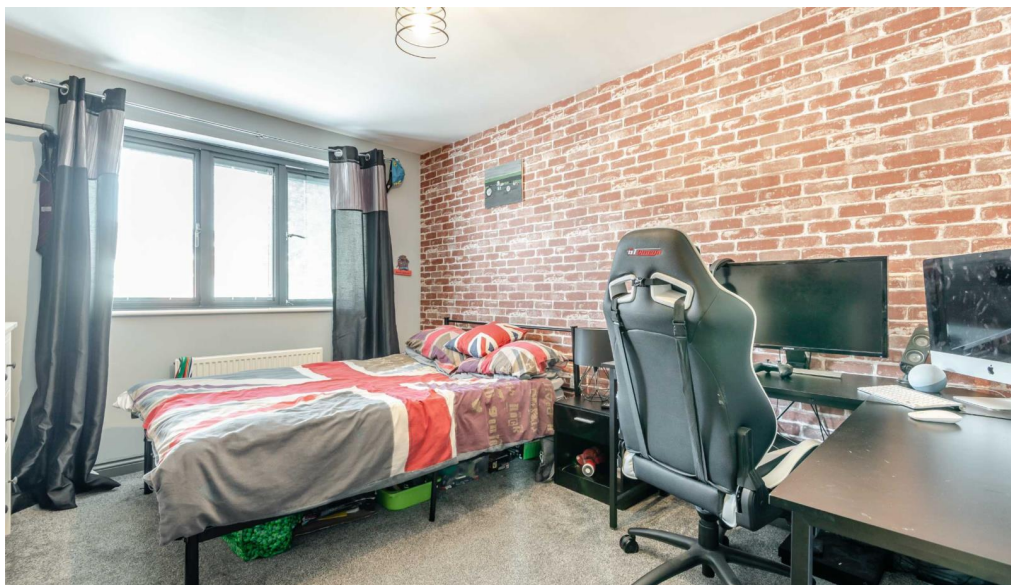


KEY FEATURES

- Immaculate four-bedroom family home
- Open plan kitchen/diner
- Enclosed landscaped rear garden
- Ample living accommodation
- Popular residential area
- Garage & driveway



STEP INSIDE



Upon entering the property, you'll be greeted by an inviting entrance hallway that provides access to all ground floor living spaces and leads to the first-floor staircase.

The ground floor features a practical office/study with a window overlooking the front aspect, ideal for working from home.

Additionally, there is a spacious living room boasting a large bay window to the front, which fills the room with abundant natural light. Towards the back of the property, you'll find the expansive open-plan kitchen and dining area.

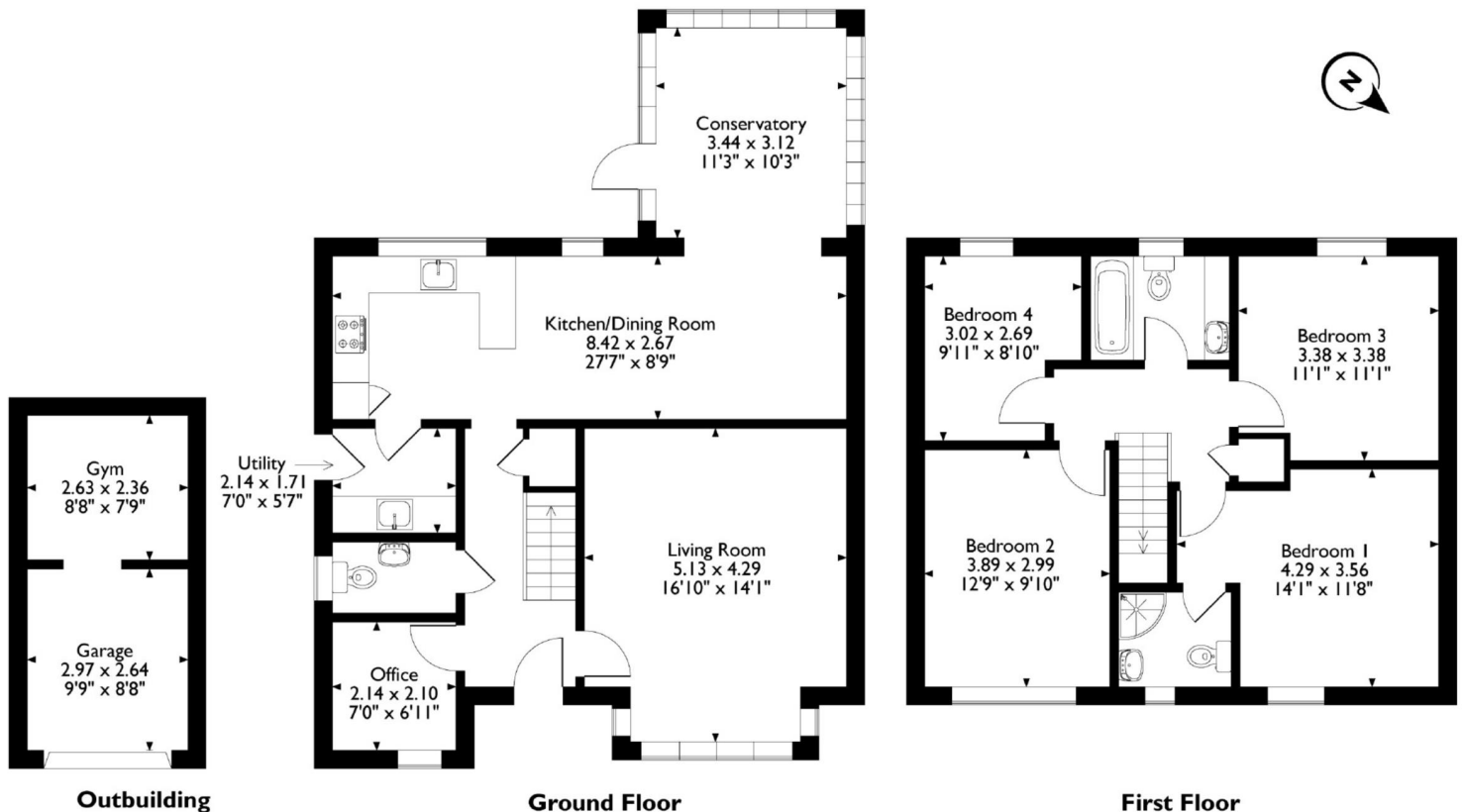
The kitchen boasts high-gloss wall and base units, parquet-style laminate flooring. Included in the sale is the Samsung American style fridge. Conveniently connected to the kitchen is a useful utility room.

The modern aesthetic seamlessly extends to the dining space, offering plenty of room for a dining table and chairs.

Beyond this area, a light-filled orangery style extension opens up, providing access to the beautifully landscaped rear garden.

Lastly, there's a cloakroom on this floor for added convenience. To the first floor, you'll find a spacious landing area.

Approximate Gross Internal Area
 Main House = 135 Sq M/1453 Sq Ft
 Garage/Gym = 14 Sq M/151 Sq Ft
 Total = 149 Sq M/1604 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The principal bedroom is generously proportioned and boasts the added convenience of an en-suite shower room.

Additionally, there is a contemporary family bathroom that adds the finishing touch to this home.

The remaining three bedrooms are also generously sized, each accommodating double beds comfortably.

STEP OUTSIDE



At the front of the property, you'll discover a driveway, along with a generously sized garage. The current homeowners have cleverly designated half of this space as a gym area.

As you make your way to the rear of the property, you'll find a substantial decking area, ideal for hosting gatherings with family and friends. The remainder of the garden predominantly consists of well-maintained lawn, offering a pleasant outdoor space. Adding to the appeal, there's a pergola in place where the current homeowners have set up a hot tub for an added touch of luxury which is to be included in the sale.

INFORMATION

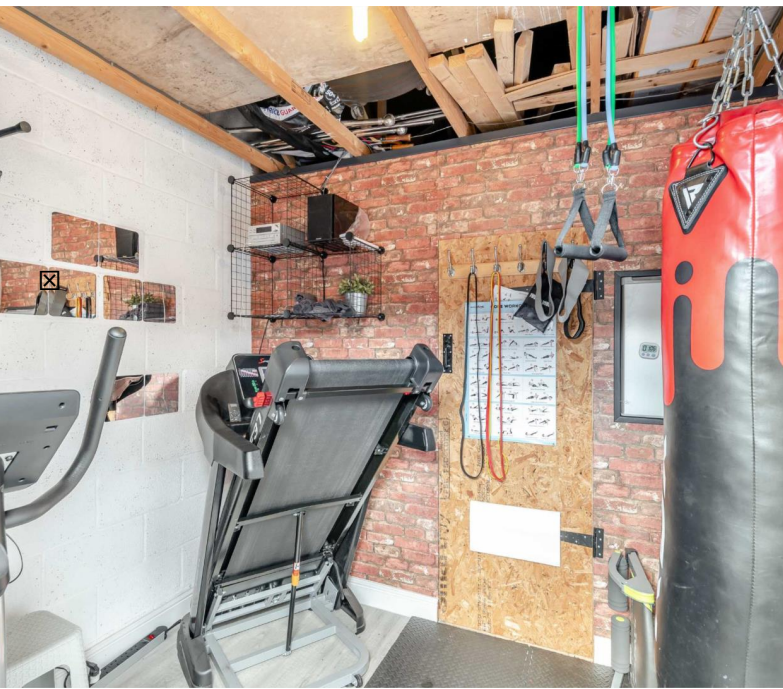
Postcode: NP25 5SD
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From our office in Agincourt Square, proceed down Monnow Street bearing left at the end onto Blestium Street. At the roundabout take the second exit and proceed over the bridge. At the traffic lights, take a right-hand turn onto Cinderhill Street and take the first exit at the roundabout onto Drybridge Street. At the next roundabout, take the second exit onto Rockfield Road then at the next roundabout take the first exit onto Watery Lane. Take the third right from Watery Lane onto Cornpoppy Avenue and the property is located a short way along on your left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		84
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.