



MONMOUTH

Guide price **£445,000**



www.archerandco.com

To book a viewing call 01600 713030

28 KINGSWOOD ROAD

Monmouth, Monmouthshire NP25 5BX



Four bedroom detached family home
Private rear garden
No onward chain

Located on a popular development from Rockfield Road, this family home is just a short walk from Monmouth town centre in a superb position. 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 and Waitrose. Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.

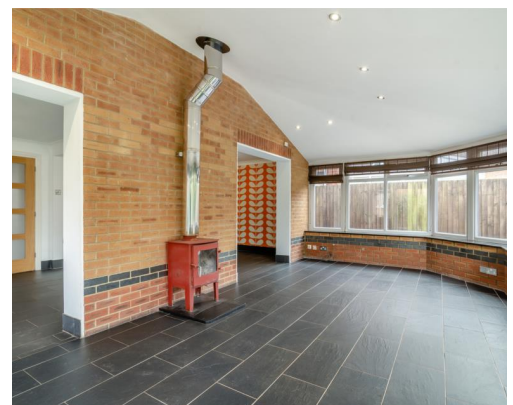


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KEY FEATURES

- Four bedroom detached family home
- Large kitchen/dining/family area
- Generously proportioned throughout
- Popular estate location
- No onward chain
- Double garage and driveway parking



STEP INSIDE

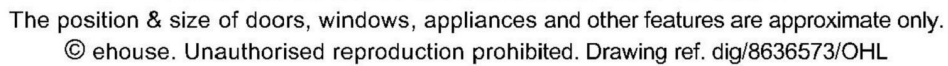


As you step into this spacious family home, you are welcomed by an inviting entrance hallway that provides access to the ground floor accommodation and stairs leading to the first floor.

The living room is well-proportioned, featuring a bay window to the front aspect, an electric fireplace, and a door opening into the open-plan kitchen, dining, and family area.

The heart of the home is the expansive kitchen/dining/family room. The modern kitchen is fitted with sleek high-gloss wall and base units, an integrated dishwasher, a double NEFF oven, and a five-ring induction hob. There is also ample space for a large fridge freezer.

Adjacent to the kitchen, the utility room offers space and plumbing for a washing machine and tumble dryer.



Upstairs, the landing provides access to four well-sized bedrooms. The principal bedroom is spacious and benefits from an en-suite shower room. Bedrooms two and three are generous doubles, while bedroom four is a comfortable single. Completing the home is a contemporary family bathroom.

STEP OUTSIDE



The front of the property boasts a spacious driveway with ample parking for two vehicles, leading to a double garage that provides additional parking or valuable storage space. To the rear, the property enjoys a beautifully maintained and private garden, offering a perfect blend of lawn, patio, and gravelled areas, perfect for entertaining. Enclosed by fencing and mature hedging, the garden offers a peaceful retreat, ensuring privacy while still allowing plenty of natural sunlight throughout the day.

INFORMATION

Postcode: NP25 5BX
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

From our Monmouth office, proceed down Monnow Street and follow the road around left onto Blestium Street. At the roundabout, take the second exit over the bridge and at the traffic lights turn right onto Cinderhill Street. Take the first exit over the first roundabout and at the next roundabout, take the second exit. At the roundabout, take the second exit onto Rockfield Road and then take the first exit at the next roundabout. Continue along Kingswood Road where number 30 can be found before the turning for St. Vincents Drive on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)	68	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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.