



MONMOUTH

Guide price **£425,000**



3 HAMILTON WAY

Monmouth, Monmouthshire NP25 5BY



Detached four-bedroom family home
Popular location
Lovely walled rear garden

This wonderful family home is situated in a highly desirable cul-de-sac on the sought-after Rockfield Estate. It boasts a charming bay-fronted lounge, a spacious kitchen/breakfast room, and a separate utility room. A standout feature is the impressive large sunroom, which overlooks a private, sunny, and well-established walled rear garden.

Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with en-suite, as well as a modern family bathroom. Further benefits include driveway and a garage.

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.



Guide price
£425,000



KEY FEATURES

- Popular cul de sac location
- Four bed room detached
- Kitchen/breakfast room
- Large garden room
- Garage
- No onwards chain



STEP INSIDE



Enter the property into a welcoming hallway, with a staircase leading to the first floor and doors to the downstairs cloakroom and kitchen/breakfast room. A further door leads into the attractive lounge at the front of the property.

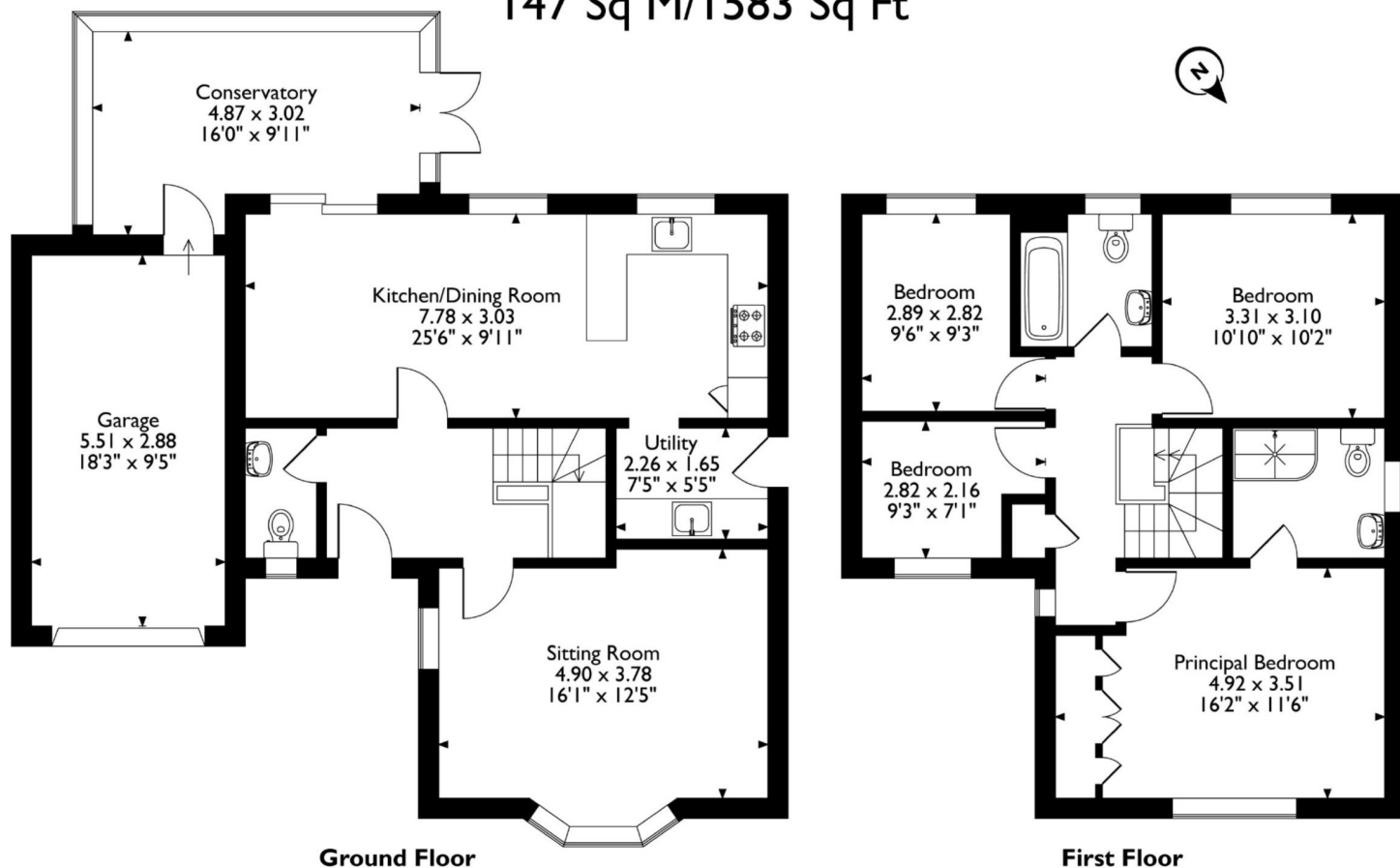
The beautiful lounge features a charming bay window to the front aspect, along with an additional side window, allowing an abundance of natural light to fill the room. There is a gas fireplace and a recessed alcove, creating a cosy yet elegant living space.

The spacious kitchen/breakfast room offers ample space for a dining table and chairs and enjoys views over the lovely rear garden. It provides access to the large, bright sunroom. The kitchen is well equipped with a range of wall and base units and integrated appliances, including a fridge freezer, single oven with gas hob, and dishwasher. An archway leads through to the utility room, which features additional wall and base units with solid wooden work surfaces, a Belfast sink, and a Worcester wall-mounted combination boiler.

The garden room is an impressive size, with a carpeted floor, surrounding windows, and French doors opening onto the attractive rear garden. It also benefits from a solid tiled roof and a personal door providing convenient access to the garage.

3, Hamilton Way, Monmouth, Monmouthshire

Approximate Gross Internal Area 147 Sq M/1583 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 first-floor landing provides access to all bedrooms and the family bathroom.

The principal bedroom is a generously sized room with windows to the front aspect and fitted wardrobes. A door leads to the en-suite, which is fitted with a modern suite comprising a fully tiled shower cubicle, part-tiled walls, a vanity sink unit with cupboards beneath, and a W.C.

Bedrooms two and three are both double rooms with windows to the rear aspect, while bedroom four is a single room with a window to the front aspect.

The family bathroom has an obscure window to the rear and is fitted with a panelled bath, pedestal wash hand basin, and W.C.

STEP OUTSIDE



The front of the property features a well-maintained lawn with planted shrubs, along with a double-width driveway providing ample off-road parking and access to the garage.

The private, walled rear garden has been thoughtfully designed and landscaped, offering a patio area ideal for outdoor dining, sections of decorative stone chippings, and an attractive circular feature patio. The garden is beautifully enhanced by well-stocked borders and raised wooden flower beds, along with the added benefit of a useful garden shed.

INFORMATION

Postcode: NP25 5BY

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Monmouth town centre proceed down Monnow Street and over the Monnow Bridge. Turn right at the traffic lights and then proceed to the mini-roundabout turning onto Rockfield Road, continue over the next mini round about. Then turn left onto Kingswood Road, turn right onto Hamilton Way and the property will be located on your left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C	73	
(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	

2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
 monmouth@archerandco.com
 www.archerandco.com



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.