



## Cornpoppy Avenue Monmouth, NP25 5SD

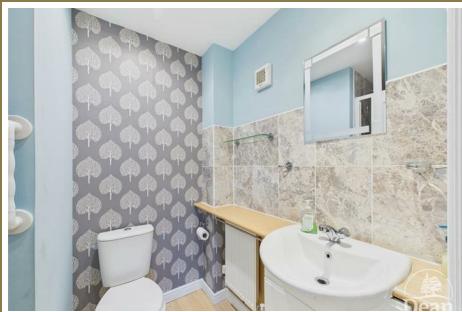
£390,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to present this deceptively spacious, family-sized detached home, set in a sought-after location in Monmouth. The accommodation offers three reception rooms comprising a generous lounge, separate dining room and a bright, airy conservatory, alongside a useful ground-floor cloakroom and utility room. To the first floor are four bedrooms, including a master bedroom with en-suite, plus a modern family bathroom.

Outside, the low-maintenance rear garden is mainly laid to patio, providing plenty of space for seating and entertaining. To the front, there is ample off-road parking and an integral garage.

Set on the banks of the River Wye and the River Monnow, Monmouth is a charming historic market town in Monmouthshire, well known for its pretty streets, independent shops, cafés and a relaxed, welcoming feel. It's a brilliant base for enjoying the surrounding Wye Valley, with scenic riverside walks and countryside right on the doorstep. The town offers a lovely mix of heritage and day-to-day convenience, from the iconic Monnow Bridge (a real local landmark) to viewpoints at The Kymin, overlooking the town and valley. History lovers will also appreciate Monmouth Castle, linked with Henry V.



Approached via composite front door into:

Entrance Hallway:

4'7" x 3'8" (1.40m x 1.13m)

Power & lighting, shelving, radiator, door to lounge.

Lounge:

16'7" x 13'5" (5.08m x 4.09m)

UPVC double glazed window to front aspect, feature gas fire with mantel surround, double panelled radiator, power & lighting, TV point, stairs to first floor landing.

Dining Room:

9'1" x 7'6" (2.79m x 2.30m)

Door to kitchen & double doors to conservatory, power & lighting.

Conservatory:

12'2" x 7'8" (3.73m x 2.35m)

Double glazed UPVC windows surrounding the room, radiator, power & lighting, double doors to rear garden.

Kitchen:

9'2" x 9'1" (2.81m x 2.79m)

A range of eye level & base units, gas 4 ring hob with oven below and extractor fan above, stainless steel one and a half bowl sink with mixer tap and drainer unit, space & plumbing for washing machine, radiator, double glazed UPVC window to rear aspect, arch way to utility space, power and lighting, smoke alarm.

Utility Room:

5'1" x 5'0" (1.56m x 1.54m)

Space & plumbing for washing machine, space for fridge/freezer, boiler, door to rear garden, door to cloakroom, power & lighting.

Cloakroom:

5'1" x 3'11" (1.56m x 1.20m)

Extractor fan, W.C., hand wash basin, lighting, radiator, wall mounted coat hooks.

First Floor Landing:

9'4" x 5'6" (2.87m x 1.70m)

Doors to bedrooms & bathroom, airing cupboard, smoke alarm, loft access, power & lighting.

Bedroom One:

13'6" x 10'10" (4.12m x 3.32m)

UPVC double glazed window to front aspect, power & lighting, door to en-suite, radiator.

En-Suite:

6'9" x 5'6" (2.07m x 1.68m)

W.C., hand wash basin with storage beneath, radiator, shower cubicle, lighting, extractor fan.

Bedroom Two:

14'1" x 8'9" (4.31m x 2.68m)

UPVC double glazed window to front aspect, radiator, power & lighting, built in wardrobe.

### Bedroom Three:

9'8" x 8'7" (2.95m x 2.64m)

UPVC double glazed window to rear aspect, radiator, power & lighting, mirrored built in wardrobe.

### Bedroom Four:

9'6" 6'9" (2.90m 2.07m)

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

### Bathroom:

6'5" x 6'1" (1.97m x 1.86m)

Wall tiling, frosted UPVC double glazed window, extractor fan, W.C., hand wash basin with storage beneath, radiator, rainfall shower head over the bath with a glass shower screen.

### Garage:

16'11" x 8'6" (5.17m x 2.60m)

### Outside:

To the front of the property is ample off road parking leading to the garage and the front door. There is side access leading to the rear garden. The rear garden is mainly laid to patio with plenty of space for seating, there are some bushes and trees dotted around.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

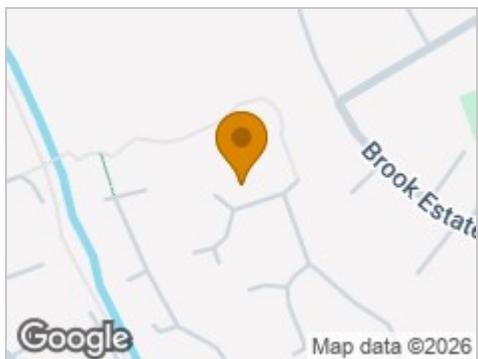
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



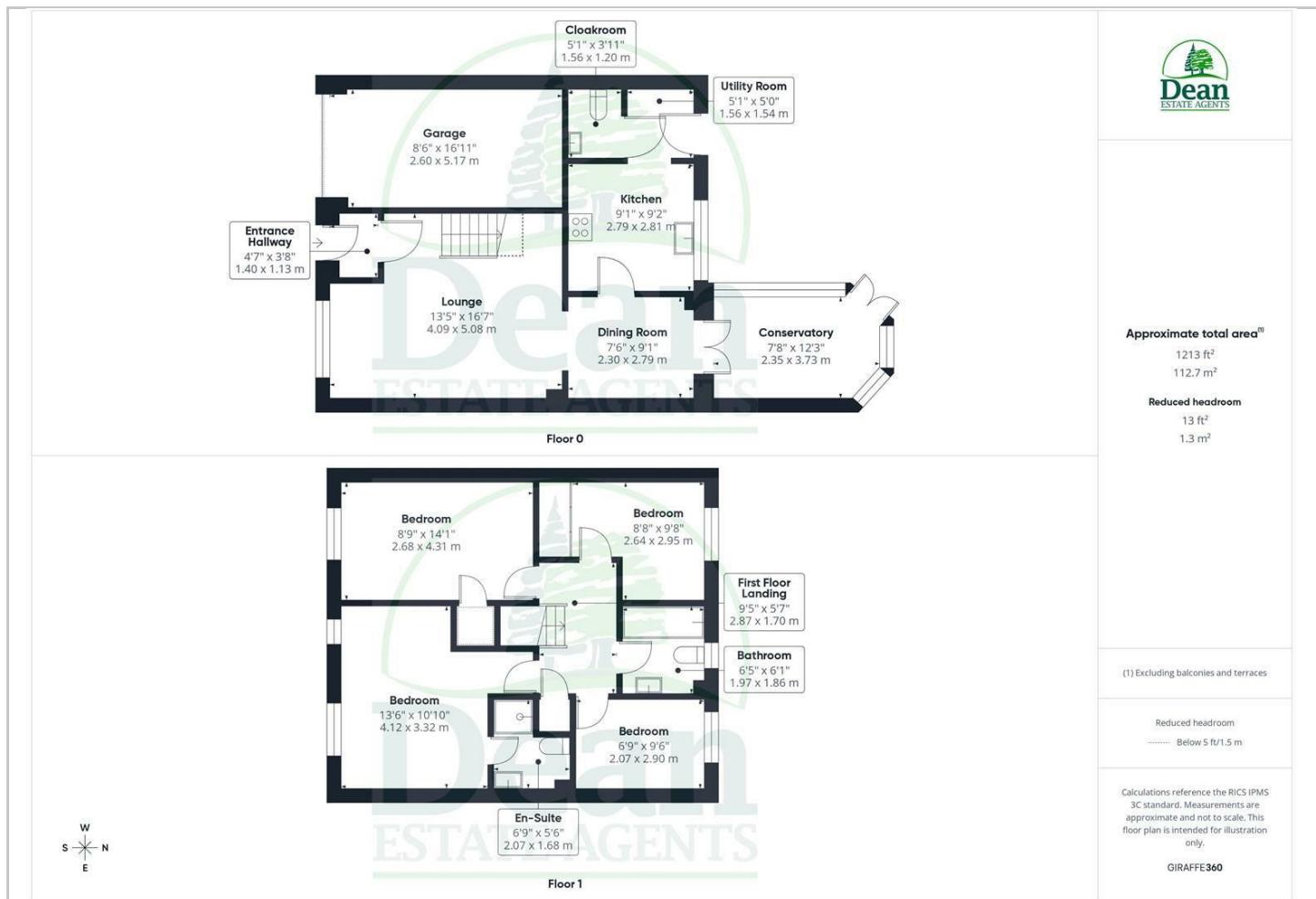
## Hybrid Map



## Terrain Map



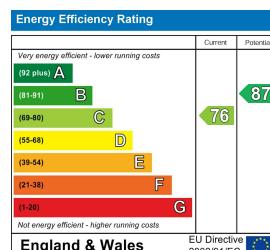
## Floor Plan



## 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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