



MONMOUTH

Guide price £335,000



16 ROCKFIELD AVENUE

Monmouth, Monmouthshire NP25 5BB



Beautifully presented throughout
Extended semi detached
No onward chain

A fantastic opportunity to purchase this beautifully extended three-bedroom semi-detached home, set in a generous plot and presented to a high standard throughout. The well-presented accommodation comprises a spacious lounge with access through to the large extended dining/family room with a wood-burning stove and French doors that open onto the lovely private spacious rear garden, which features a central mature tree and enjoys excellent sunlight. There is a fully fitted kitchen, and a practical utility room with WC. To the first floor are three well-proportioned bedrooms, all benefitting from fitted storage, including a master bedroom with en-suite shower room, along with a modern family bathroom.

Externally, the attractive rear garden has matured over time and offers a private, sun-filled outdoor space. To the front, the property provides off-road parking for several vehicles. Situated in the ever-popular Rockfield area of Monmouth, the property is conveniently located approximately one mile from the town centre, with a level walk providing easy access to local shops, amenities and cafes. Well-regarded schools, bus routes and a nearby playing field with children's play area are all within close proximity. Excellent transport links via the A449 and A40 connect to the M4 and M50 motorway networks, making this an ideal location for commuters to Bristol, Cardiff and beyond. 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

- Extended Semi Detached
- Three double bedrooms
- En-suite
- Modern throughout
- Walking distance Monmouth Town
- Generous garden



STEP INSIDE



The accommodation is well balanced and thoughtfully arranged. On entering the property, the hallway provides access to the main living areas, beginning with a fully fitted modern kitchen offering ample storage and worktop space, complemented by an under-stairs cupboard.

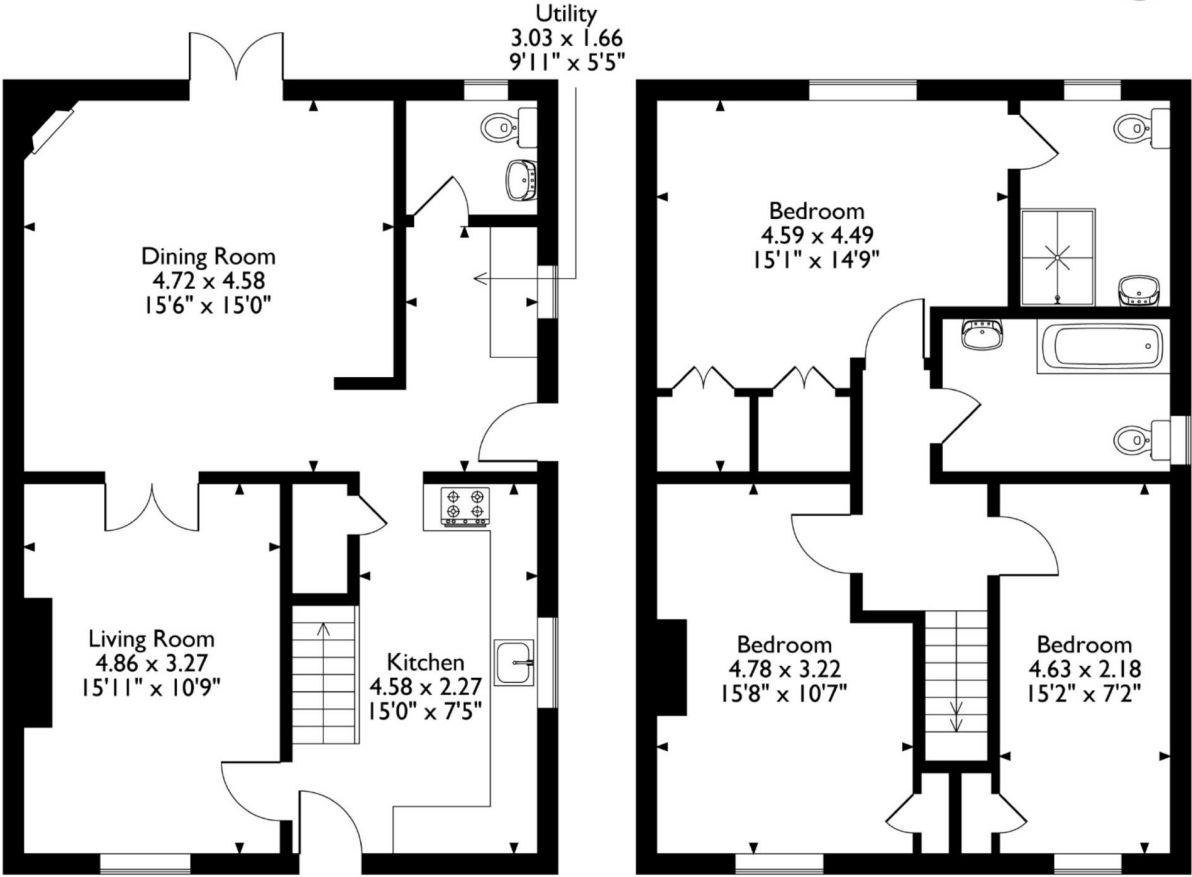
The kitchen leads seamlessly into a useful utility room with additional storage and workspace, along with a ground-floor WC.

The lovely flows continues to the extended rear reception room which could be used for a dining room or a welcoming family room, a versatile space ideal for family meals or entertaining, the room has a wood-burning stove and enjoys a bright and welcoming feel, featuring French doors that open directly onto the rear garden, creating an excellent connection between indoor and outdoor living.

16, Rockfield Avenue, Monmouth

Approximate Gross Internal Area

126 Sq M/1356 Sq Ft



Ground Floor

First Floor

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 lounge can be accessed from here and is situated at the front of the property with a feature bay window, creating a warm and cosy feel.

The principal bedroom features a modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom finished to a contemporary standard.

To the first floor, the property offers three well-proportioned generous double bedrooms, all benefiting from fitted storage.

STEP OUTSIDE



Externally, the rear garden is a particular highlight. Mature and well established, it has been carefully designed to take full advantage of the sun throughout the day and offers a combination of patio and lawn, ideal for relaxation and entertaining. The garden also features raised borders, storage areas and attractive lighting. To the front of the property, there is ample off-road parking for several vehicles. There is also an EV charger.

AGENT'S NOTE:

Planning permission, now lapsed, was granted for a single storey extension/large front porch incorporating a study area (DM/2018/01152).

INFORMATION

Postcode: NP25 5BB
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: C





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 in a short distance along take a left turn onto Rockfield Avenue, where the property will be located a short distance along on the right hand side.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | 83 |
| B (81-91) | | |
| C (69-80) | 76 | |
| 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 | |

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



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