



MONMOUTH

Guide price **£425,000**



9 KEMBLE ROAD

Monmouth, Monmouthshire NP25 5GB



Beautifully presented five-bed detached home
Located in the popular Rockfield Estate
Tastefully designed loft conversion

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

- Five-bedroom detached family home
- Set over three floors
- Modern kitchen/dining room
- Beautifully presented throughout
- Low maintenance landscaped rear garden
- Detached garage and driveway parking



STEP INSIDE



As you enter the property, you are greeted by an entrance hallway giving access to the kitchen/dining room, sitting room, cloakroom and stairs to the first floor.

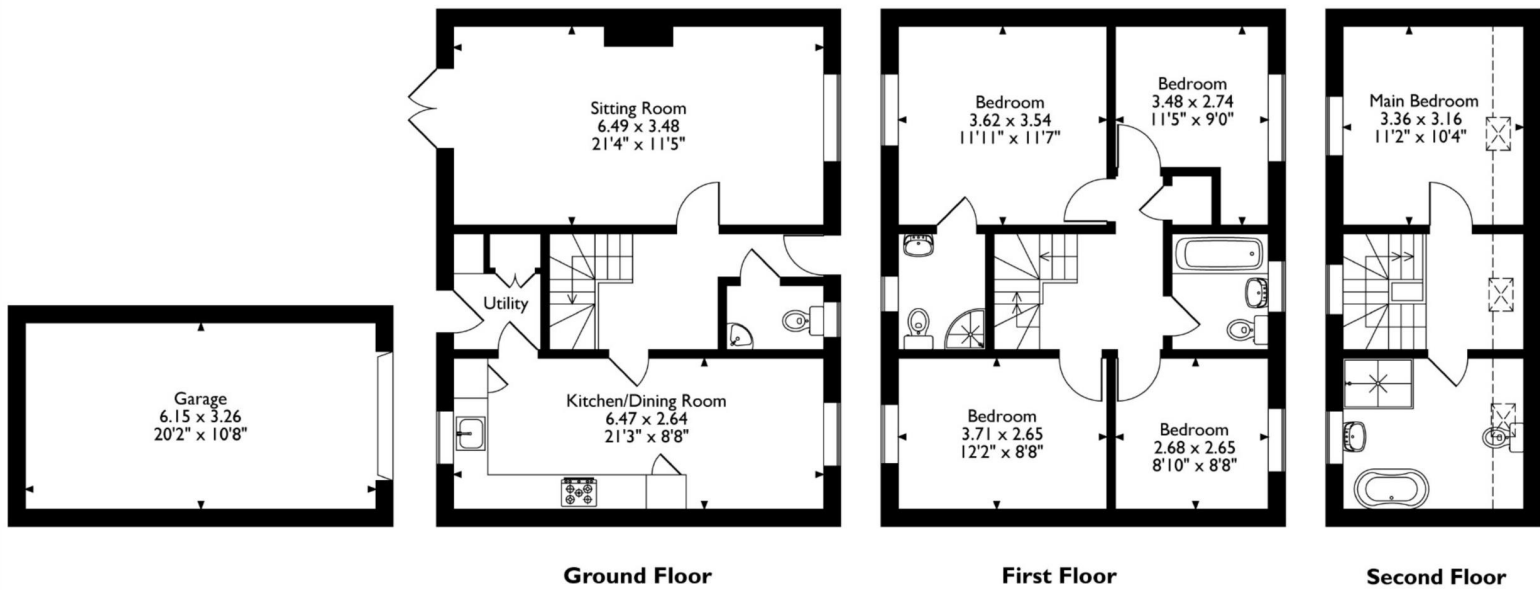
The modern kitchen/dining room has engineered wood flooring that is continued throughout the ground floor and is fitted with a range of stylish grey wall and base units. The kitchen benefits from a range of high-quality appliances to include double BOSCH oven, 5 ring BOSCH induction hob, combination oven/microwave, integrated fridge freezer and dishwasher.

The kitchen/dining room offers ample space for a dining table and chairs making the space perfect for entertaining with family and friends.

A door from the kitchen leads to the useful utility room that is fitted with matching wall and base units, space and plumbing for washing machine and door to the rear garden.

The sitting room is a light and airy space with window to the front aspect and French doors leading to the rear garden. It also benefits from an electric fireplace, perfect for those cosy winter evenings.

Approximate Gross Internal Area
 Main House = 132 Sq M/1421 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Total = 152 Sq M/1636 Sq Ft



Ground Floor

First Floor

Second 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.

To the first floor, there are four generously proportioned bedrooms. The original principal bedroom is located on this floor and is a great size with a window overlooking the rear garden. It also offers access into the modern en-suite shower room.

The other bedrooms on this floor have been tastefully decorated and are well proportioned making this the perfect home for growing families.

The present vendors have recently finished a loft conversion creating a perfect master suite. The landing has a velux window, flooding the space with natural light. It also has ample space for furniture and could be utilised as a study area.

The bedroom has a window with a pleasant aspect to the rear, a velux window and eaves storage.

Also located on this floor is a large and beautifully decorated bathroom with stylish tiles, freestanding bath, separate double shower cubicle, wash hand basin and WC.

STEP OUTSIDE



To the front of the property has driveway parking for two vehicles and access into the detached garage.

The rear garden has been tastefully landscaped with low maintenance in mind featuring a patio area with ample space for garden furniture. The remainder of the garden is laid to flint chippings and has gated access to the driveway.

INFORMATION

Postcode: NP25 5GB
Tenure: Freehold
Tax Band: E
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 and follow the road. Then take a right turn onto St Vincent's Drive, follow the road entering Kemble Road. Proceed past Shrewsbury Avenue and Harfleur Court and number 9 will be located on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C	77	
(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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