



# MONMOUTH

Guide price **£400,000**



# 3 HARFLEUR COURT

Monmouth, Monmouthshire NP25 5GF



Immaculately presented four-bed family home  
Popular and established estate location  
Gated driveway and garage

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

- Four bedroom detached family home
- Modern & stylish kitchen/breakfast room
- Beautifully presented throughout
- Low maintenance rear garden
- Close to local amenities
- Gated driveway and garage



# STEP INSIDE



This immaculately presented detached family home is in an ideal location on the popular Rockfield Estate, close to local amenities.

As you enter the property, you are greeted by a spacious entrance hallway giving access to the kitchen/breakfast room, living room and stairs to the first floor.

The living room is a great size and features a window to the front aspect and French doors to the rear garden, flooding the room with abundant natural light.

The kitchen/breakfast room certainly gives this lovely family home the 'wow' factor.

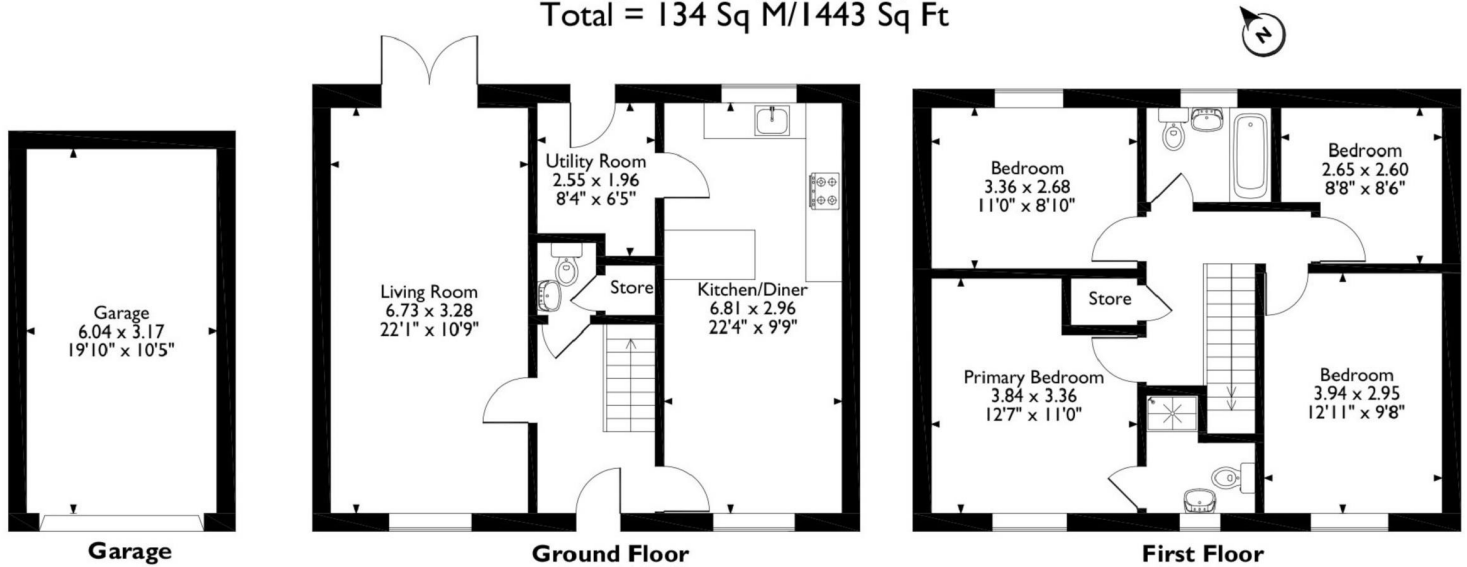
Previously two separate rooms, the current vendors have maximised the space to create a large and practical kitchen/breakfast room, perfect for family living.

There are windows to the front and rear aspect, feature brick tiling to the walls and wood effect flooring, adding lots of character to this fantastic room.

The kitchen has been recently fitted with stylish wall and base units and breakfast bar area with solid oak worktops over. Fitted appliances include AEG double oven, induction hob, integrated dishwasher and fridge freezer.

The vendors have also created a useful utility room off the kitchen with plumbing for washing machine, space for tumble dryer and door to the rear garden.

Approximate Gross Internal Area  
 Main House = 115 Sq M/1238 Sq Ft  
 Garage = 19 Sq M/205 Sq Ft  
 Total = 134 Sq M/1443 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.

To the first floor, there are four bedrooms, a family bathroom and access to the linen cupboard.

The principal bedroom has a window to the front aspect and door to the modern ensuite shower room with fully tiled shower, WC, sink with high gloss drawers and useful matching floor to ceiling storage unit.

There are two further good-sized double bedrooms and a generous fourth small double or large single bedroom.

The family bathroom is well fitted with a bath, WC and sink and wood-effect flooring.

# STEP OUTSIDE



The property benefits from a gated driveway with parking for up to three vehicles and single garage.

To the rear of the property is the low maintenance rear garden. The garden has been landscaped by the current vendors with a large patio area and barked borders, perfect for entertaining with family and friends.

There is artificial grass for easy maintenance and is well enclosed with grey painted panel fencing.

AGENTS NOTE: There is planning for a single storey extension ref: DM/2019/01142.

## INFORMATION

Postcode: NP25 5GF

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: TBC





## 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 and turn left onto Kemble Road. Take the second left onto Harfleur Court and number 3 will be found at the end of the cul-de-sac on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	79
(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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