



MONMOUTH

Guide price **£395,000**



 ARCHER & CO

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To book a viewing call 01600 713030

2 WILLOW DRIVE

Monmouth, Monmouthshire NP25 5DW



Well-presented four-bedroom detached family home
Popular estate location
Open-plan kitchen/dining room

Located on a popular development from Rockfield Road, this family home is just a short walk from Monmouth town centre in a superb position. 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.

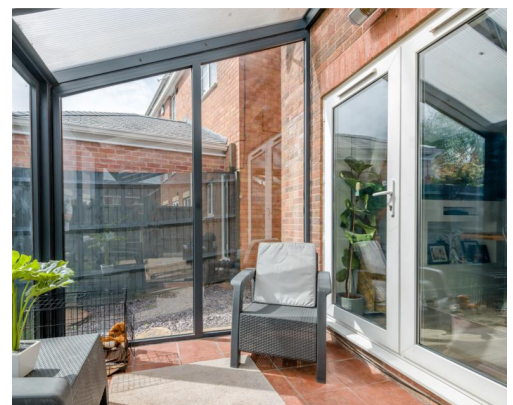


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£395,000



KEY FEATURES

- Four-bedroom detached family home
- Ample living accommodation
- Popular location
- Well-presented throughout
- Open plan kitchen/dining room
- Driveway parking



STEP INSIDE

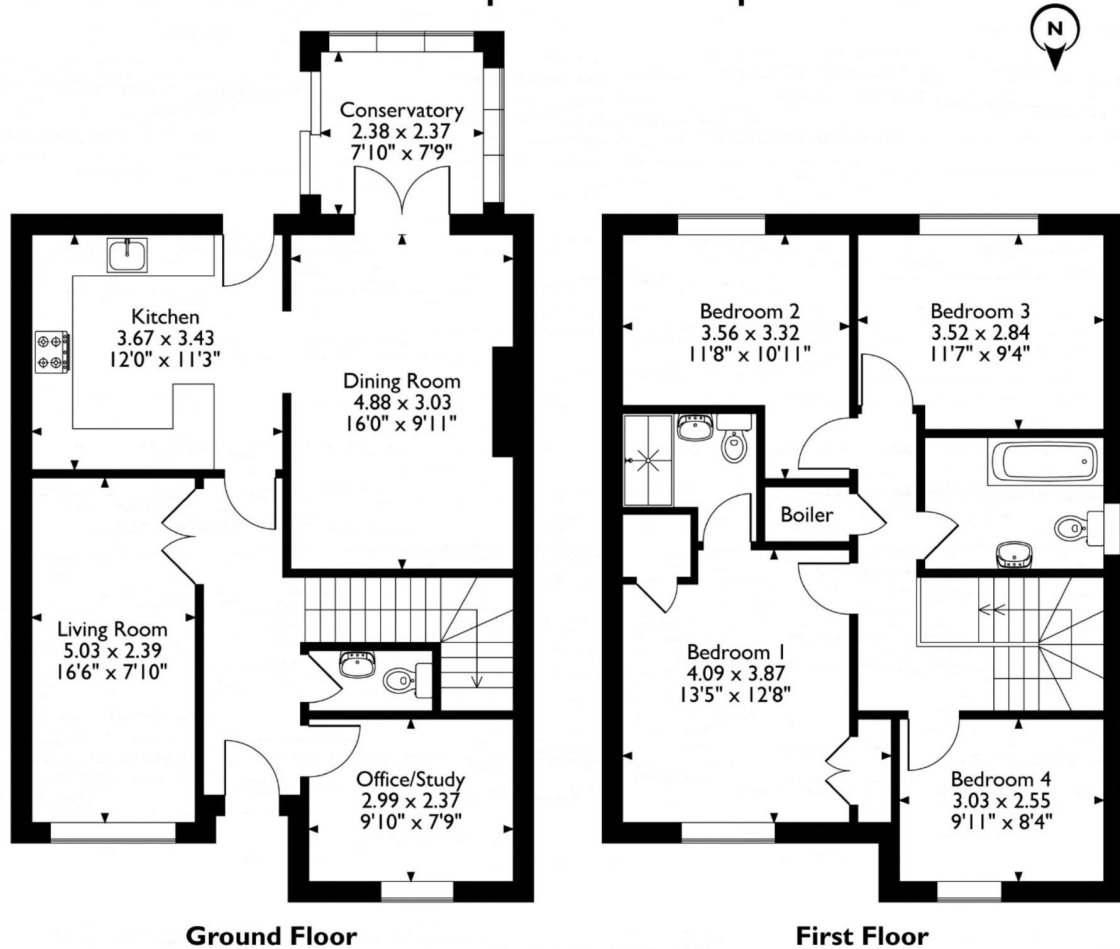


As you enter this lovely four-bedroom detached home, you are greeted by an entrance hallway giving access to all ground floor accommodation and stairs to the first floor. The living room boasts a generous front-facing window, complemented by wood flooring and a contemporary electric fireplace.

Seamlessly connected to the kitchen is the expansive dining room, adorned with French doors opening to the conservatory, creating an ideal setting for entertaining with family and friends. Completing the ground floor layout is a versatile office/study and a convenient cloakroom.

The kitchen features sleek white wall and base units, alongside a breakfast bar area, integrated oven with an electric hob, dishwasher, and ample space for white goods appliances.

Approximate Gross Internal Area 132 Sq M/1421 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. The principal bedroom impresses with its ample space and includes the convenience of a storage cupboard and an ensuite shower room.

The remaining three bedrooms are equally spacious and well-proportioned. Completing this home is the family bathroom, fitted with a white three-piece suite.

STEP OUTSIDE



The front of the property benefits from a driveway with parking for two vehicles and well-manicured lawn.

The rear garden is a generous size and mainly laid to lawn accompanied by a generously sized sheltered patio area, perfect for outdoor relaxation and gatherings.

INFORMATION

Postcode: NP25 5DW

Tenure: Freehold

Tax Band: F

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 take the first exit at the next roundabout. Continue along Kingswood Road until you reach Willow Drive on your right hand side where the property will be found on your left.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 83 |
| (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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