



MONMOUTH

Guide price **£560,000**



# 7 WILLOW DRIVE

Monmouth, Monmouthshire NP25 5DW



Five-bedroom detached family home  
Corner plot position  
Desirable estate location

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.

This beautifully extended five-bedroom family home offers generous accommodation throughout.



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### KEY FEATURES

- Five-bedroom detached family home
- Ample living accommodation
- Extended kitchen/dining room
- Well-proportioned bedrooms
- Generous rear garden
- Double garage & ample parking



# STEP INSIDE



Upon entering, you are welcomed by a spacious entrance hallway that provides access to all ground floor rooms and the stairs to the first floor.

To the front of the property, there is a sizable office with a bay window, which can also serve as a playroom or additional dining space.

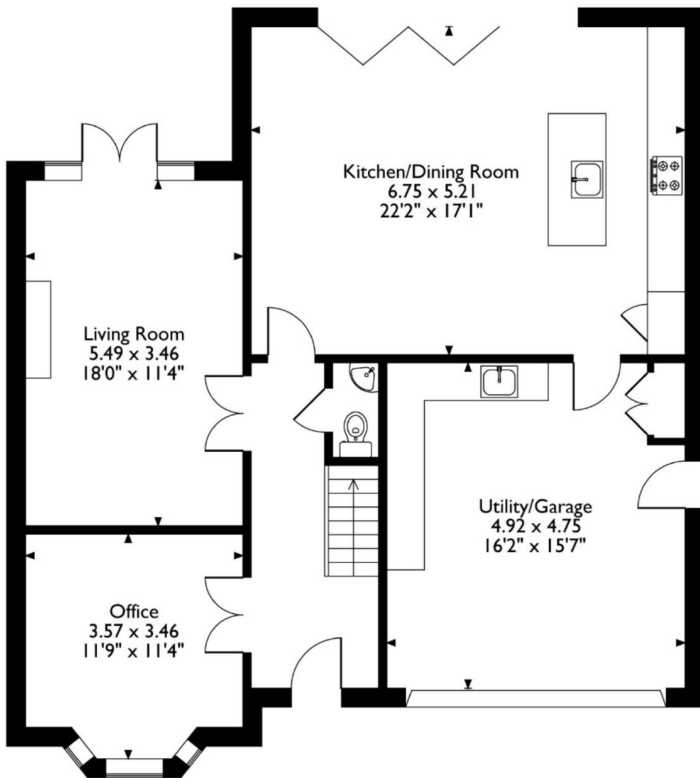
The living room, situated at the rear, features a media wall with an electric fireplace and French doors that open to the rear garden, flooding the room with natural light.

A standout feature of this home is the extended kitchen/dining room. Immaculately presented, it boasts modern high-gloss wall and base units, an integrated oven and induction hob, fridge freezer, dishwasher, and a stylish kitchen island.

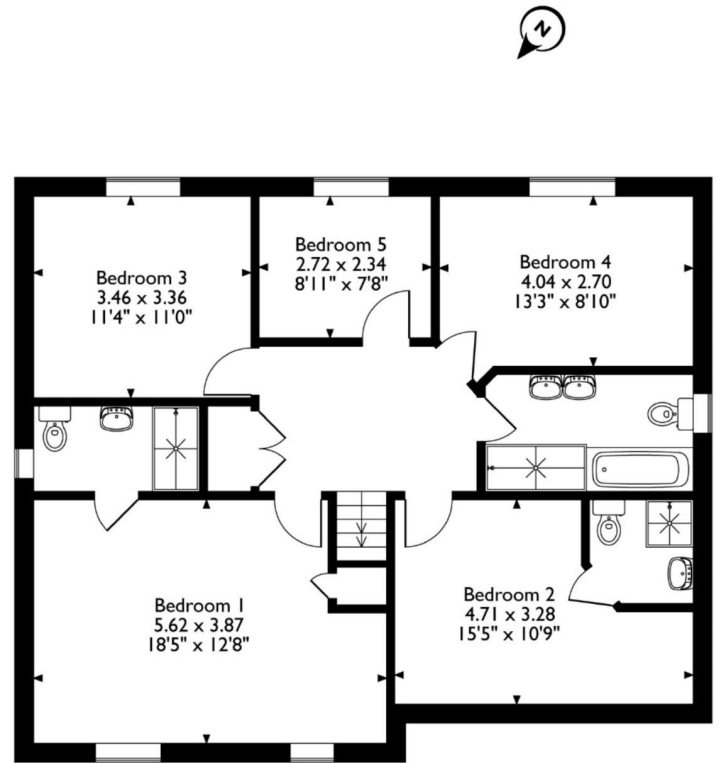
There is ample space for a large dining table and chairs, with bi-fold doors opening to the rear garden, making it perfect for entertaining family and friends.

A door from the kitchen leads to the garage, which the current owners also use as a utility space. Additionally, there is a cloakroom on the ground floor.

## Approximate Gross Internal Area 193 Sq M/2077 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 first floor features a spacious landing that leads to all the bedrooms and the family bathroom.

The principal bedroom includes a built-in storage cupboard, two front-facing windows, and an ensuite shower room.

Bedroom two also benefits from an ensuite shower room. Bedrooms three and four are both doubles with views of the rear aspect, while bedroom five is a single.

The modern family bathroom includes a double sink, WC, bath, and separate shower cubicle.

# STEP OUTSIDE



To the front of the property, there driveway parking for several vehicles and access into the double garage with electric door. The rear garden benefits from a good size patio area perfect for alfresco dining and entertaining.

The remainder of the garden has low maintenance in mind being mainly laid to artificial lawn bordered by mature shrubs and trees.

## INFORMATION

Postcode: NP25 5DW

Tenure: Freehold

Tax Band: G

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. Follow the road and bear left where number seven can be found at the end of the cul-de-sac.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		85
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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