



# MONMOUTH

Guide price **£398,000**



**A** ARCHER & CO

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To book a viewing call 01600 713030



# 27 CORNPOPPY AVENUE

Monmouth, Monmouthshire NP25 5SD



Four-bedroom family home in estate location  
Well proportioned accommodation throughout  
Garage and driveway parking

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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**£398,000**



## KEY FEATURES

- Four-bedroom detached family home
- Popular estate location
- Ample living accommodation
- Well-proportioned throughout
- Cul-de-sac position
- Garage & driveway parking



# STEP INSIDE



As you step onto the property, you are welcomed by a bright and spacious entrance hallway that sets the tone for the rest of the home. The hallway provides access to all the ground floor rooms and features a staircase leading to the first-floor accommodation.

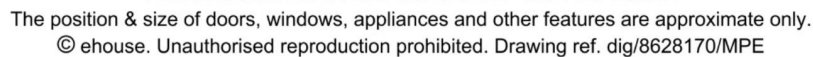
On the ground floor, a generous second reception room is positioned at the front of the property. With a large window overlooking the front aspect, this room enjoys plenty of natural light and offers versatility to suit your lifestyle. It could easily function as a home office, playroom, separate dining room, or a cosy snug depending on your needs.

The living room is a highlight of the property, offering a warm and inviting space that is ideal for both relaxing and entertaining. A charming gas fireplace serves as a focal point, complemented by a window to the front aspect that floods the room with natural light. There is ample space to accommodate a dining area, creating a multifunctional living environment. French doors connect the living room to a bright and airy conservatory, which overlooks the garden and provides an excellent additional space for relaxing or entertaining.

The kitchen seamlessly adjoins the living room, boasting a modern and practical layout. Fitted with an extensive range of contemporary white wall and base units, the kitchen is well-equipped with an integrated dishwasher, an oven with a four-ring gas hob, and an integrated fridge-freezer. A door from the kitchen opens directly to the rear garden, making it convenient for outdoor dining or entertaining, while a second door leads back to the hallway, completing the functional flow of the ground floor.

Additionally, there is a well-appointed cloakroom accessible from the hallway, providing added convenience for family and guests.





Completing the first floor is the family bathroom, which is thoughtfully designed to serve the household's needs with both style and practicality.

# STEP OUTSIDE



The front of the property benefits from driveway parking for two vehicles and access to the garage with a front garden area. To the rear, the garden is mainly laid to lawn with a decked area, perfect for entertaining with family and friends.

## INFORMATION

Postcode: NP25 5SD

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C

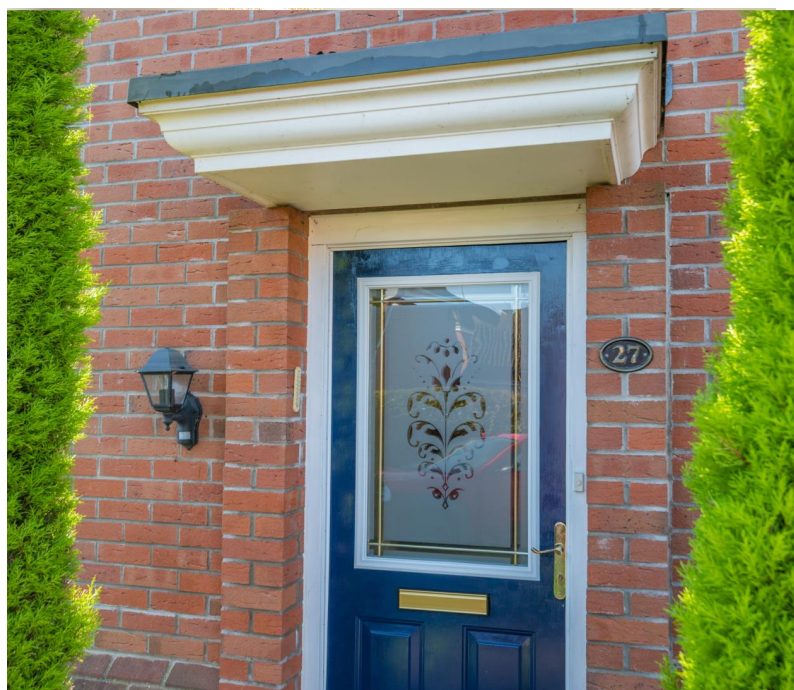




## DIRECTIONS

From our office in Agincourt Square, proceed down Monnow Street bearing left at the end onto Blestium Street. At the roundabout take the second exit and proceed over the bridge. At the traffic lights, take a right-hand turn onto Cinderhill Street and take the first exit at the roundabout onto Drybridge Street. At the next roundabout, take the second exit onto Rockfield Road then at the next roundabout take the first exit onto Watery Lane. Take the third right from Watery Lane onto Cornpoppy Avenue and turn left again into the cul de sac where number 27 will be found on the right-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	75	
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	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.