



MONMOUTH

Guide price **£395,000**



5 ST. VINCENTS DRIVE

Monmouth, Monmouthshire NP25 5DS



Well-presented detached four-bedroom family home
Driveway, double garage & private garden
Large kitchen breakfast room

Located on a popular development from Rockfield Road, this family home is just outside Monmouth in a superb position within short distance to local amenities. 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.

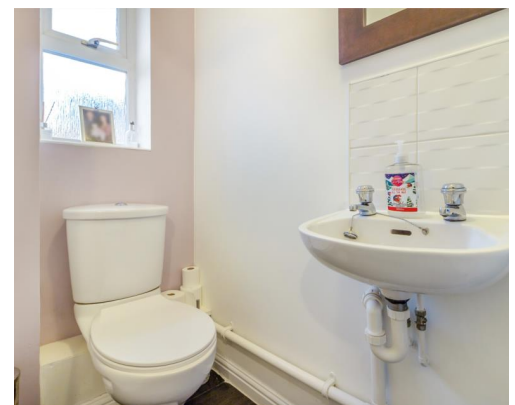


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KEY FEATURES

- Four-bedroom family home
- Beautifully presented throughout
- Generously proportioned accommodation
- Located in a popular estate
- Enclosed rear garden
- Driveway parking and garage



STEP INSIDE

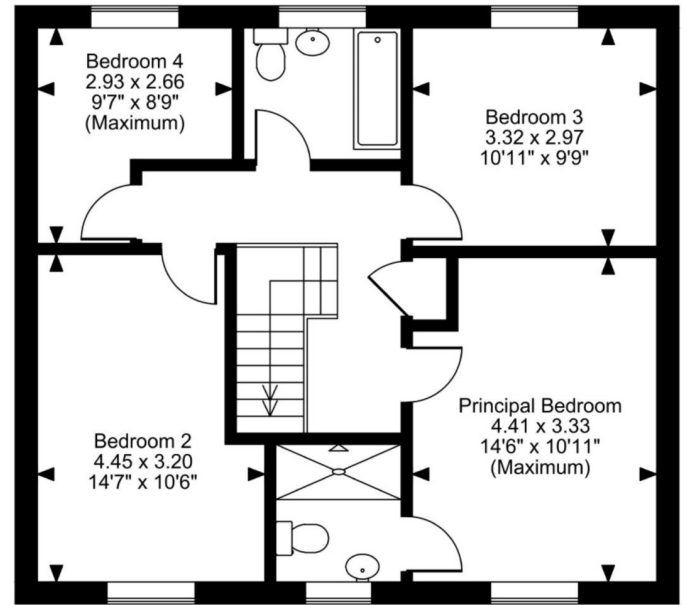
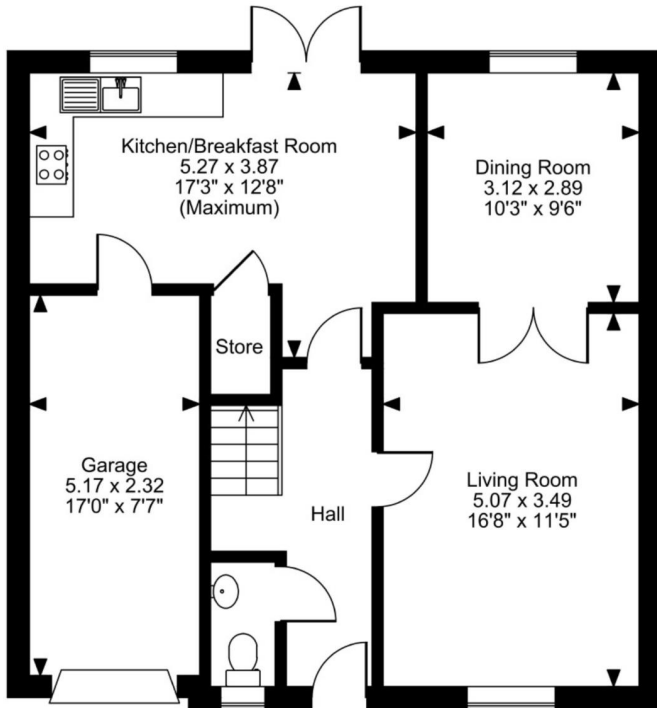
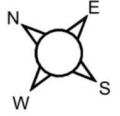


Upon entering the property, you are welcomed by a bright entrance hallway that provides access to the ground floor rooms and stairs leading to the first floor.

The spacious living room features a front-facing window and double doors that open into the dining room, which can also be used as a study or playroom to suit your needs.

The kitchen/breakfast room is the heart of the home and an ideal space for entertaining family and friends. It boasts modern white wall and base units, an integrated oven, a 4-ring gas hob, an integrated fridge freezer, and space and plumbing for a washing machine. With plenty of room for a dining table and chairs, the kitchen also benefits from French doors leading to the rear garden, a door to the integral garage, and access to an additional storage cupboard. A convenient cloakroom completes the ground floor.

St. Vincents Drive, Monmouth
Approximate Gross Internal Area
Main House = 1275 Sq Ft/118 Sq M
Garage = 129 Sq Ft/12 Sq M
Total = 1404 Sq Ft/130 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.
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Upstairs, the spacious landing leads to four well-proportioned bedrooms.

The family bathroom is beautifully designed, featuring a roll-top bath, WC, and wash hand basin.

The principal bedroom is generously sized and includes a modern en suite shower room. Bedrooms two and three are large doubles, while bedroom four is a good-sized single.

This property offers versatile and well-thought-out living spaces, perfect for family living and entertaining.

STEP OUTSIDE



The front of the property features a driveway for convenient parking, a garage, and a neatly maintained lawn. The rear garden is generously sized, offering a mix of patio and lawn areas, and provides a high level of privacy, making it an ideal outdoor space for relaxation and entertaining.

INFORMATION

Postcode: NP25 5DS

Tenure: Freehold

Tax Band: F

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 and the property will be located on your right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	70	
(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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