



MONMOUTH

Guide price **£495,000**



17 CAXTON VIEW

Monmouth, Monmouthshire NP25 5DJ



Four-bedroom detached family home
Modern kitchen/breakfast room
Detached double garage & driveway

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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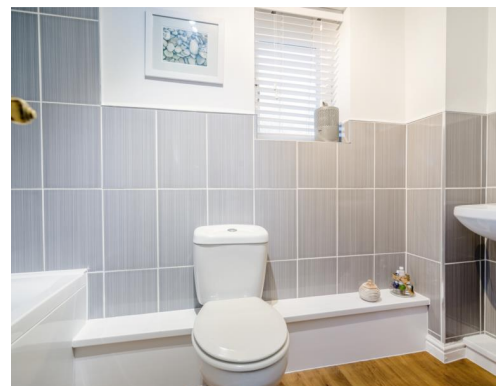


KEY FEATURES

- Four-bedroom detached family home
- Three reception rooms
- Modern Kitchen/Breakfast room
- Well presented throughout
- Generous wrap around garden
- Detached double garage & driveway



STEP INSIDE



Upon entering the property, you are welcomed by an inviting entrance hallway with oak-effect flooring, providing access to the ground floor accommodation and the staircase leading to the first floor.

The kitchen/breakfast room is light and spacious, featuring two windows and a glazed door to the rear of the property. It is fitted with a range of wall and base units, wood-effect worktops, and integrated appliances including a fridge/freezer, dishwasher, and washing machine. Additional features include a four-ring gas hob with electric oven and a chrome 1½ bowl sink with drainer. There is ample space for a dining table and chairs, making this an ideal family space.

The dining room is situated at the front of the property and benefits from a charming feature bay window. This versatile space offers excellent potential to be opened into the kitchen/breakfast room, or it can be retained as a separate room ideal for formal dining.

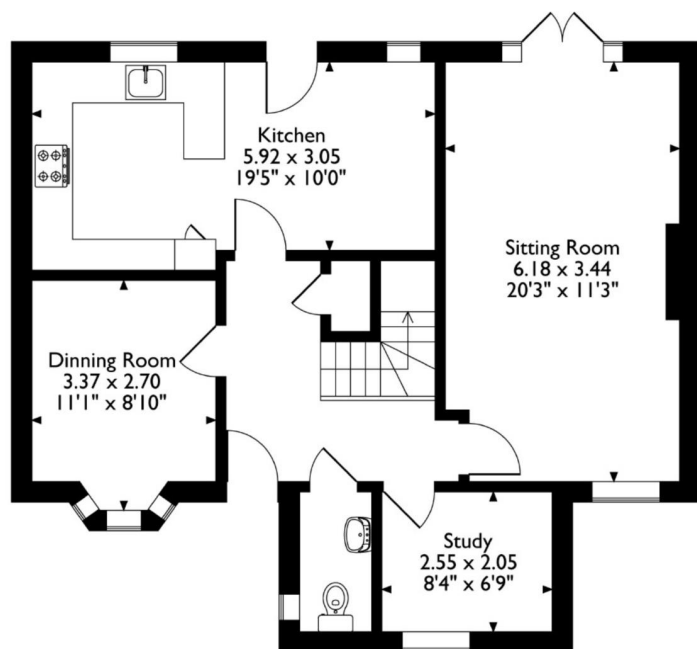
The generous lounge enjoys a dual aspect, with a window to the front and French doors opening onto the rear garden. The room is finished with oak-effect flooring, two radiators, and a gas fire with hearth and wooden mantel surround, creating a warm and welcoming living space.

The study, also located to the front of the property, features oak-effect flooring, making it ideal for home working.

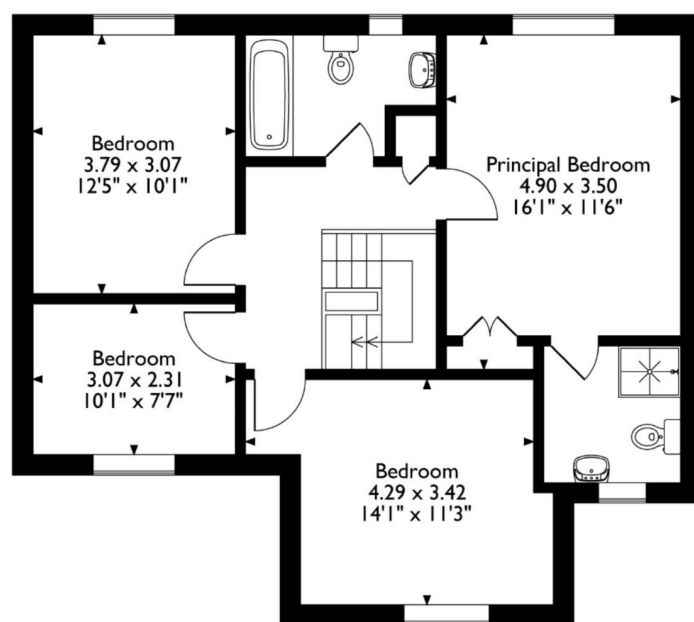
The ground floor also benefits from a spacious W.C., fitted with oak-effect flooring, hand basin, W.C., and an obscure window to the front aspect.

17, Caxton View, Monmouth

Approximate Gross Internal Area 134 Sq M/1442 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 landing provides access to all bedrooms, the family bathroom, and an airing cupboard.

The principal bedroom overlooks the rear aspect and includes fitted wardrobes with hanging rails and shelving. A door leads to the modern en-suite shower room, which comprises a fully tiled shower cubicle with rain-style shower head, wash hand basin set within a vanity unit, W.C., chrome heated towel rail, oak-effect flooring, half-tiled walls, and an obscure window to the front aspect.

Bedroom two is a spacious double room with ample space for bedroom furniture, and a window to the front aspect.

Bedroom three is also a good-sized double bedroom, benefiting from a rear-facing window and plenty of space for bedroom furniture.

Bedroom four is a generous single room or a small double, with a window to the front aspect, this room could also be used as an additional space for those that work from home.

The family bathroom is fitted with a modern suite, including a P-shaped bath with Bristan electric shower over and glass shower screen, wash hand basin, W.C., and heated towel rail. The room is finished with oak-effect flooring, tiling around the bath and lower walls, and an obscure window to the rear aspect.

STEP OUTSIDE



The front of the property boasts a generous driveway providing off-street parking for up to four vehicles, leading to a detached double garage. There is a lawned front garden and gated side access to the rear.

The rear garden offers a spacious lawned area with a good degree of privacy. To the side, there is an additional generous lawned garden and a decked area housing a hot tub, with ample space for outdoor furniture and enjoying the lovely open aspect towards the Kymin.

INFORMATION

Postcode: NP25 5DJ
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. Turn left on to Caxton View, take the next right and you'll find number 17 in the corner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	82
(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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