



MONMOUTH

Guide price **£530,000**



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7 LILAC DRIVE

Monmouth, Monmouthshire NP25 5DY



Executive four double bedroom family home
Three reception rooms
Large plot with south facing rear garden

Offered to the market is this beautifully presented and substantial executive family home, located on the highly sought-after Rockfield Estate. Occupying a generous corner plot, the property benefits from a larger-than-average garden, a south-facing rear aspect, and a detached double garage.

Internally, the home features a spacious central hallway with oak flooring, providing access to the lounge, dining room, study, downstairs cloakroom, and a modern kitchen/breakfast room with adjoining utility room. To the first floor is a large landing leading to four double bedrooms, two of which benefit from en-suite facilities, along with a well-appointed family bathroom.

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

- Large executive four double bedroom home
- Two En-suites
- Three reception rooms
- Modern kitchen breakfast room
- Large wrap around a-round garden
- Detached double garage



STEP INSIDE



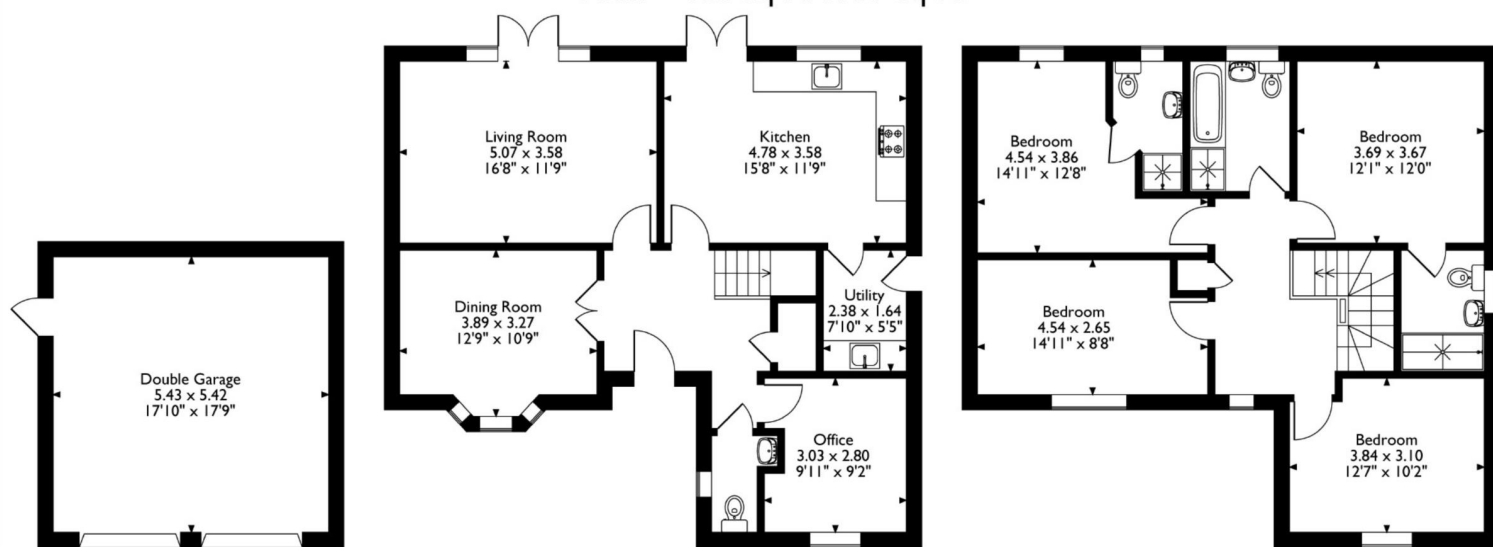
Upon entering the property, you are welcomed into an impressive reception hall featuring attractive oak flooring and a staircase rising to a galleried first-floor landing. This central space provides access to the principal ground floor rooms, including the lounge, dining room, study, kitchen/breakfast room and guest cloakroom, as well as useful understairs storage.

The living room is a bright and inviting space, enjoying views over the south-facing rear garden and benefitting from French doors that open directly onto the patio, creating an excellent connection between indoor and outdoor living.

The heart of the home is the well-appointed kitchen and breakfast room, fitted with modern wall and base units. This sociable space comfortably accommodates a dining table and chairs and benefits from French doors opening into the south facing rear garden, enhancing the sense of light and space. The adjoining utility room continues the range of fitted units and provides additional storage and laundry facilities, with a stable door giving convenient side access.

To the front of the property, the dining room enjoys a pleasant outlook over the garden with a feature bay window and provides an ideal setting for formal entertaining.

7, Lilac Drive, Monmouth
 Approximate Gross Internal Area
 Main House = 151 Sq M/1625 Sq Ft
 Double Garage = 29 Sq M/312 Sq Ft
 Total = 180 Sq M/1937 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 study, also positioned to the front, offers a generous and versatile workspace, perfect for home working or use as a hobby room or snug.

The guest cloakroom is fitted with a modern white suite and complementary splashback tiling.

To the first floor, the galleried landing is a particularly attractive feature and provides access to all bedrooms and the family bathroom. There is also an airing cupboard and access to a boarded and insulated loft space via a fitted ladder.

The principal bedroom overlooks the rear garden and benefits from an en-suite shower room fitted with a contemporary white suite.

Bedroom two also enjoys rear garden views and has the added advantage of a private en-suite shower room.

Two further well-proportioned double bedrooms are located to the front of the property, both offering flexible accommodation for family members or guests.

The family bathroom is fitted with a modern four-piece white suite, including both a bath and a separate shower cubicle, and is finished with complementary tiling and extractor fan.

STEP OUTSIDE



Outside, the south-facing rear garden offers a good degree of privacy and is fully enclosed by panel fencing. A generous paved patio area sits directly outside the living room French doors, providing an ideal space for outdoor dining and entertaining, and leads onto a level lawned garden. A pathway from the main patio area gives access to the side garden, which features a picket-fenced with access to the courtyard area between the house and the detached double garage. An external water tap is also provided.

The detached double garage is approached via a block-paved shared driveway and benefits from recently fitted automatic garage doors, along with power and lighting. In front of the garage is a double-width tarmac driveway providing off-road parking for two vehicles.

INFORMATION

Postcode: NP25 5DY
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 Lilac Drive on your right-hand side. Follow the road and bear right 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		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	78	81
EU Directive 2002/91/EC		

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