



MONMOUTH

Guide price **£380,000**



A ARCHER & CO

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To book a viewing call 01600 713030

31 ACER WAY

Monmouthshire NP25 5UQ



Detached family home
Sought after location
Off road parking

This beautiful four bedroom, detached family home has been much improved by the current owners.

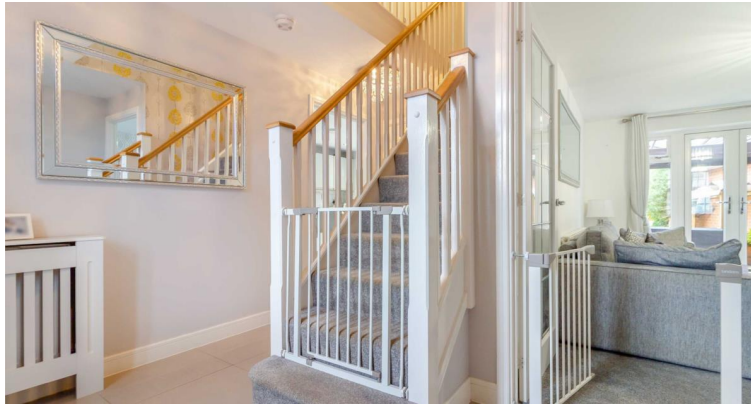
The property is located in the friendly development of Kingswood Gate, close to the bustling Monmouth town centre. The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes and restaurants as well as retailers such as Marks & Spencer's and Waitrose.

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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KEY FEATURES

- Detached family home
- Four well-proportioned bedrooms
- Spacious living accommodation
- Immaculate condition throughout
- Low maintenance garden
- Driveway & single garage



STEP INSIDE



Upon entering the property, you are welcomed by the main hallway which leads you through to the lounge, kitchen/dining and cloakroom.

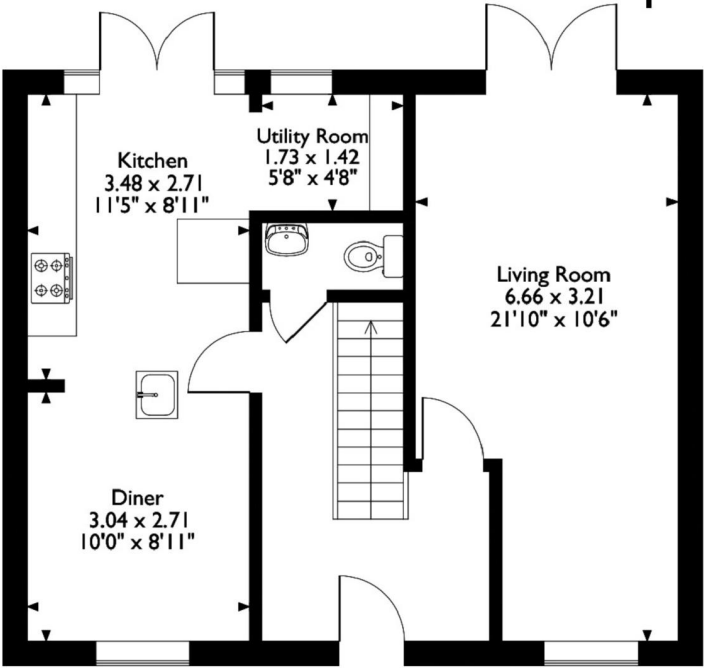
The generous kitchen/dining room has plenty of storage space for all your bits and bobs along with space for a host of appliances along with some integrated appliances.

The kitchen has a large window overlooking the front aspect and French doors that leads to the patio and garden, making this the perfect space to entertain with family and friends.

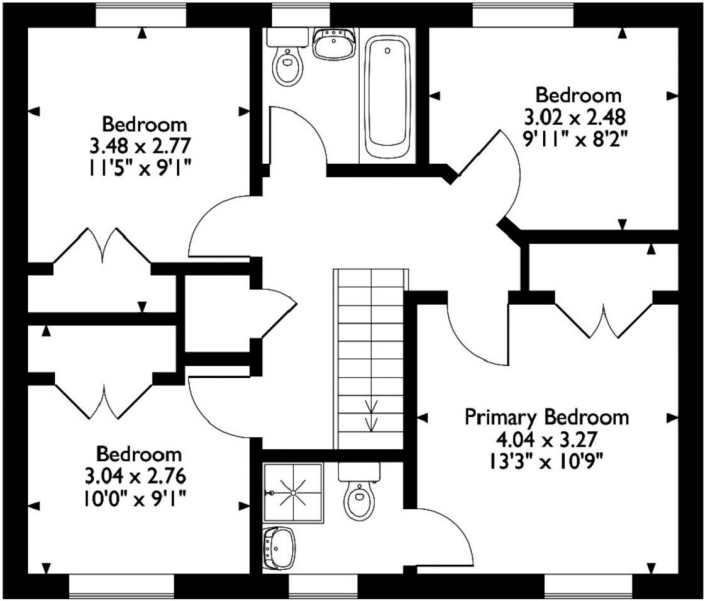
The spacious, full length lounge is the perfect place for sitting back and relaxing after a long day with a window to the front aspect and French doors leading you out to the patio and garden.

Approximate Gross Internal Area

106 Sq M/1140 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.

To the first floor, you will find four well-proportioned bedrooms, three being doubles and the fourth, a spacious single.

The principal bedroom benefits from having an en-suite shower room with a three-piece shower suite.

The family bathroom has a three-piece white suite. The property has been well-loved and is beautifully presented throughout.

This is the perfect family home.

STEP OUTSIDE



The front of the property is well-maintained with a driveway leading to the single garage.

The garage has been partly converted to create a home gym to the rear with electricity and heating with the front part of the garage being used for storage.

The enclosed rear garden is a generous size and benefits from a variety of trees, shrubs and flowers surrounding the borders. There is also a large patio area with space for a hot tub, bar and electricity supply that is all covered.

There is a further patio area from the French doors and the garden is mainly laid to artificial grass keeping this garden low maintenance.

There is a door into the garage from the garden and also gated side access out to the driveway. This is the perfect garden for entertaining and relaxing.

INFORMATION

Postcode: NP25 5UQ

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

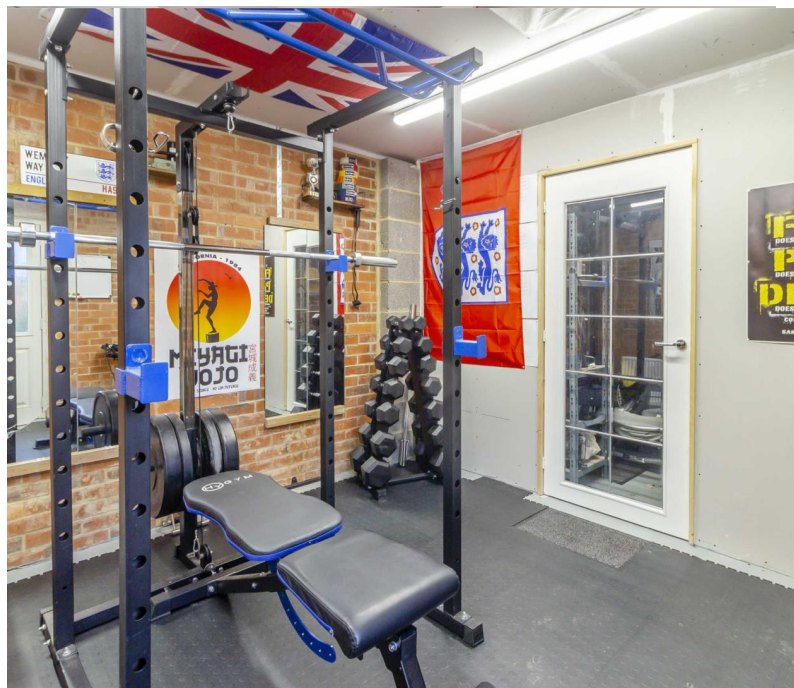
EPC: B





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 first exit onto Wonastow Road. Continue onto Ternata Drive then take the left turn onto Acer Way and you will find the property on your left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		95
B (81-91)	85	
C (69-80)		
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.