



12 Levitsfield Close
Rockfield, Monmouth



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Town and country properties



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Located on the popular Rockfield estate, within easy reach of the town and its wealth of amenities, is this generously proportioned four-bedroom family home. Offering bright and spacious accommodation arranged over two floors, the property enjoys an attractive aspect overlooking open countryside, an enclosed rear garden, detached double garage, and off-road parking for multiple vehicles. No onward chain.

Asking price of £500,000

The property is traditionally constructed in brick, with inset uPVC double-glazed windows and doors set beneath a pitched tiled roof. Internal features include moulded skirting boards and architraves, wooden panelled and part-glazed doors, ceiling coving, sash windows, and a combination of carpeted and ceramic tiled flooring. A gas-fired boiler provides domestic hot water and heating to radiators throughout.

The property is approached from the front beneath a deep soffit entrance and through a part-glazed door with matching side panel into:

ENTRANCE HALLWAY:

Staircase with turned balustrading and newel posts rising to the first-floor landing. Doors into the following:

SNUG/STUDY: 3.25m x 2.59m (10'8" x 8'6")

Window to front elevation.

CLOAKROOM:

Frosted window to side. A white suite comprising a low-level WC and pedestal wash basin with tiled splashback.

LIVING ROOM: 5.84m x 3.68m (19'2" x 12'1")

An impressively proportioned principal reception room with bay window to front elevation. Open fireplace set on a stone hearth with decorative wooden surround. A pair of part-glazed doors into:

DINING ROOM: 3.40m x 2.74m (11'2" x 8'12")

French doors into:

GARDEN ROOM: 3.56m x 2.67m (11'8" x 8'9")

Glazed to all sides with a low-level brick plinth and a pair of French doors opening onto the adjoining sun terrace.

From the dining room, a door leads into:

KITCHEN/BREAKFAST ROOM: 3.35m x 3.17m (10'12" x 10'5")

Window to rear with views over the garden and adjoining field. L-shaped laminate worktop with tiled splashback surround, inset stainless steel sink and side drainer, and four-ring gas hob with concealed circulating fan over. An extensive range of cupboards and drawers beneath, with integrated dishwasher and fridge. Complementary wall cabinets and tall unit housing oven/grill. Space for American-style fridge/freezer. Doors into the entrance hallway and:

UTILITY ROOM:

Part-glazed external door to rear providing access to the garden. Laminate worktop along one wall with inset stainless steel sink and side drainer. Cupboards beneath with space and plumbing for washing machine/tumble dryer. Wall-mounted boiler and consumer unit at high level. Pantry-style storage cupboard with full-height shelving.

From the entrance hallway, a staircase leads to:

FIRST FLOOR LANDING:

Window to side. Airing cupboard housing water cylinder and shelving. Roof access hatch. Doors into the following:

PRINCIPAL BEDROOM: 4.70m x 3.56m (15'5" x 11'8")

Window to front elevation. A bank of fitted wardrobes along one wall with hanging rails, shelving, and ample storage. Door into:

EN-SUITE SHOWER ROOM:

Frosted window to side. A white suite comprising a low-level WC, pedestal wash basin, and fully tiled shower cubicle.

BEDROOM TWO: 4.32m x 2.59m (14'2" x 8'6")

Window to front elevation. Fitted wardrobe with hanging rail, shelving, and ample storage.

BEDROOM THREE: 3.23m x 2.82m (10'7" x 9'3")

Window to rear with views over open countryside. Fitted wardrobe with hanging rail, shelving, and ample storage.

BEDROOM FOUR: 3.20m x 2.84m (10'6" x 9'4")

Window to rear with garden views. Fitted wardrobe with hanging rail, shelving, and ample storage.

FAMILY BATHROOM:

Frosted window to rear. Suite comprising a low-level WC, pedestal wash basin, and bath with side panel.

OUTSIDE:

The property occupies a desirable position towards the end of the cul-de-sac, approached via a generous tarmac driveway providing ample off-road parking for several vehicles. The parking area is complemented by mature shrub borders and a wraparound pathway providing access to the rear garden.

DETACHED DOUBLE GARAGE: 5.21m x 5.05m (17'1" x 16'7")

Constructed to complement the main residence, the detached double garage benefits from a concrete floor, pitched roof, twin up-and-over garage doors to the front elevation, and a part-glazed external door to the side. Power and light.

The enclosed rear garden enjoys a pleasant outlook over adjoining open farmland and benefits from a high degree of privacy, being enclosed by tall timber fencing. Predominantly laid to lawn, the garden features a substantial paved terrace adjoining the kitchen and garden room, providing an excellent outdoor entertaining area ideal for alfresco dining and relaxation.

SERVICES:

Mains gas, electricity, water, and drainage. Council Tax Band F. EPC Rating C.

DIRECTIONS:

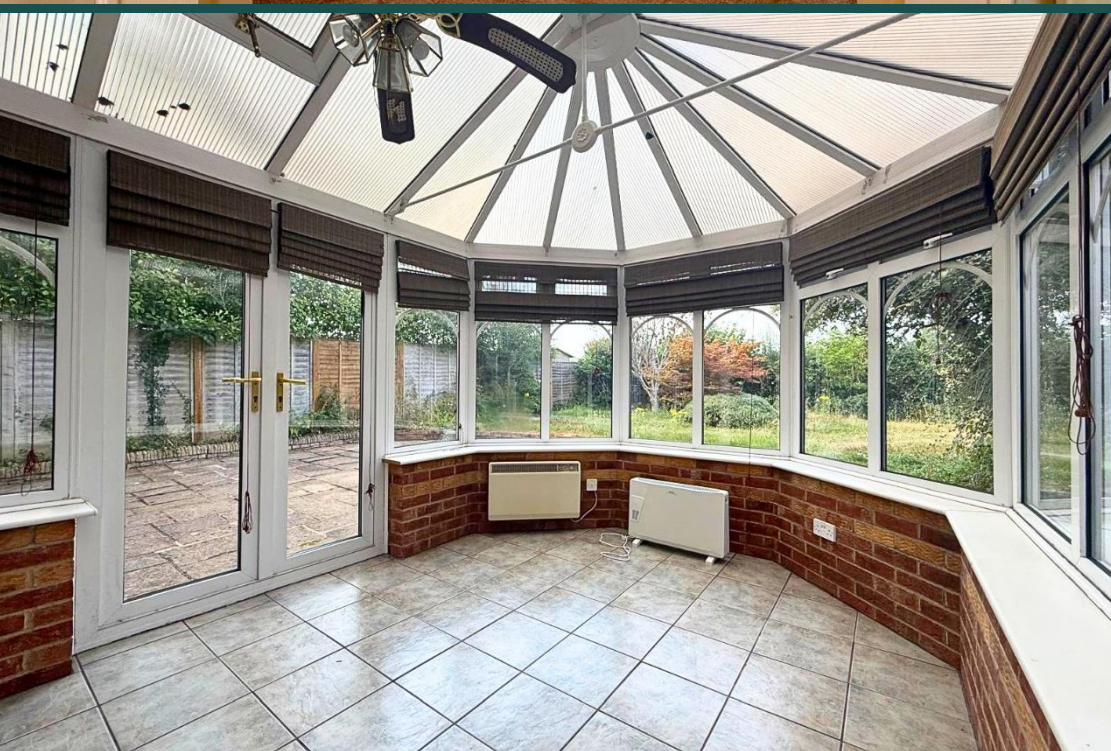
Proceed down Monnow Street and follow the road around to the left onto Blestium Street. At the roundabout, take the second exit over the bridge and, at the traffic lights, turn right onto Cinderhill Street. Take the first exit at the first roundabout and, at the next roundabout, take the second exit. At the roundabout, take the second exit onto Rockfield Road and then take the first exit at the next roundabout. Levitsfield Close will be found on your right, and number 18 is situated towards the end of the cul-de-sac on the right.

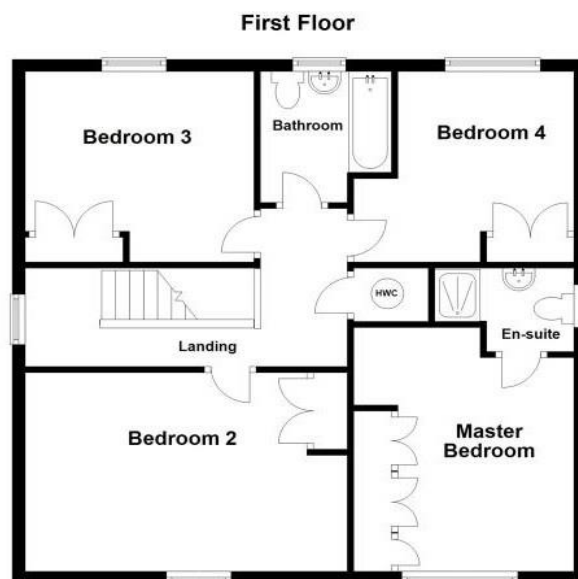
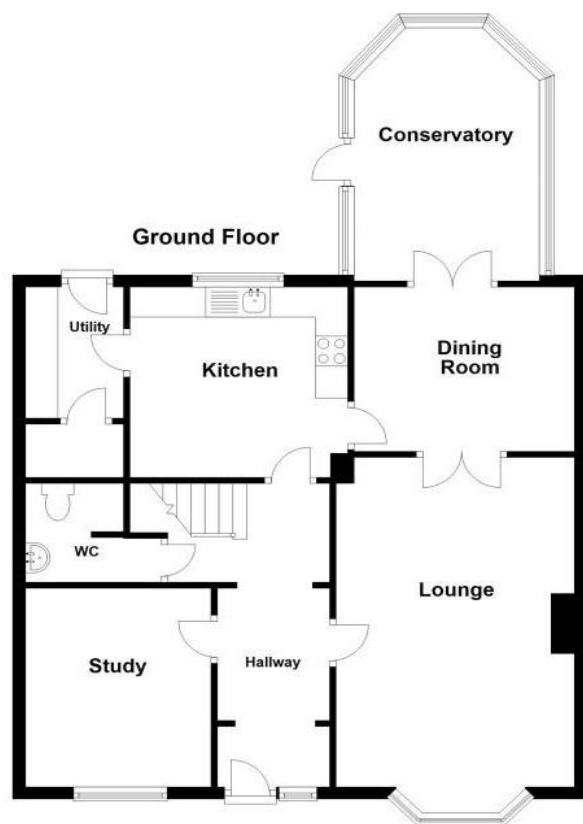
Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

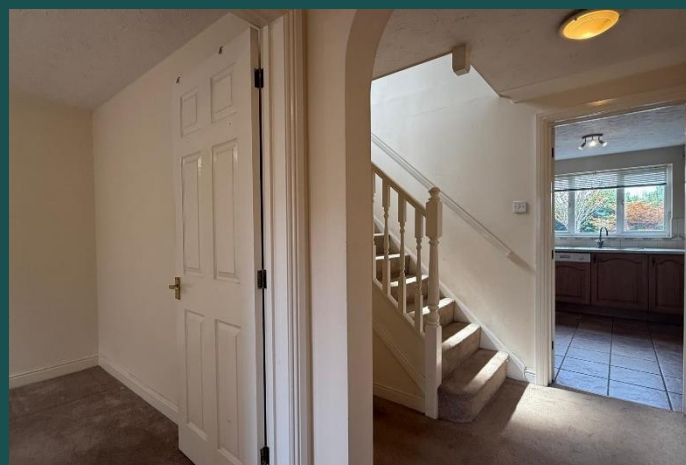
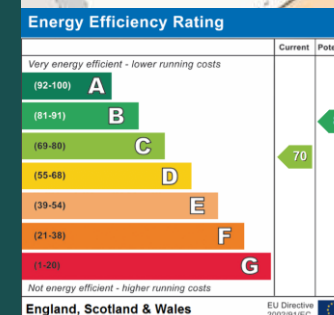








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