

55 Dixton Close  
Monmouth



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*Town and country properties*





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## 55 Dixton Close, Monmouth

This smartly presented four-bedroom family home enjoys a large plot on a quiet cul-de-sac within walking distance of the town centre and its wealth of amenities. Sympathetically extended offering versatile accommodation over two floors with contemporary fixtures and fittings throughout. Enclosed rear garden with paved sun terrace and private off-road parking.

### Asking price of £430,000 Freehold

Traditionally constructed with a hanging tile and part painted rendered exterior with inset uPVC double glazed windows and doors set under pitched tiled roofs. Internal features include panelled and part glazed doors, low voltage downlighters, a wood burner and a combination of wood effect and carpeted flooring. A gas boiler provides domestic hot water and heating to radiators throughout.

**The property is approached from the driveway under a feature portico entrance and through a part glazed wooden panelled door with matching side panel into:**

#### **ENTRANCE HALLWAY:**

Staircase with ranch style balustrading, square newel posts and handrail up to the first floor landing. Under stairs storage cupboard. Doors into the following.

#### **STORAGE ROOM:**

Window to the front. Wall mounted gas boiler.

#### **CLOAK ROOM:**

Frosted window to side. A white suite comprising a low level W.C and floating vanity unit with inset wash basin. Chrome ladder style radiator. Tiling to one wall.

#### **KITCHEN/BREAKFAST ROOM: 5.60m x 3.25m (18'4" x 10'8")**

Window to side and French doors to back out to paved sun terrace and rear garden. A contemporary designed kitchen with "L-shaped" laminate worksurface and breakfast bar, inset one and half bowl sink and four ring electric hob with stainless steel extraction hood over. A range of high gloss cupboards and drawers set under with integrated dishwasher. Complementary tall units along one wall housing oven/grill and space for American style fridge/freezer.

**LIVING ROOM: 3.49m x 5.06m (11'5" x 16'7")**

Picture window to front. Protruding chimney breast housing log burner set on a stone hearth.

**GYM/STUDY: 3.04m x 3.93m (9'12" x 12'11")**

Window and door to back with secondary access to the garden.

**UTILITY ROOM: 1.83m x 2.95m (6'0" x 9'8")**

Window to side and external door to back. Laminate worktop along one wall with uprights and inset stainless steel sink and side drainer. Cupboard set under and space and plumbing for washing machine/tumble dryer.

**FIRST FLOOR LANDING:**

Roof access hatch. Doors into the following.

**BEDROOM ONE: 3.23m x 4.86m (10'7" x 15'11")**

Picture window to front with townscape views. Opening into walk-in wardrobe with fitted hanging rails, drawers and storage along two sides. Door into.

**EN-SUITE SHOWER ROOM:**

Frosted window to back. A contemporary suite comprising a low level W.C, pedestal wash basin and double width shower enclosure with mixer valve and rain shower head. Chrome ladder style radiator.

**BEDROOM FOUR: 3.11m x 1.85m (10'2" x 6'1")**

Window to front.

**BEDROOM TWO: 4.27m x 3.09m (14'0" x 10'2")**

Window to front with townscape views.

**BEDROOM THREE: 3.50m x 2.29m (11'6" x 7'6")**

Window to back with views across the garden and playing fields.

**FAMILY BATHROOM:**

Frosted window to back. A white suite comprising a low level W.C, pedestal wash basin and panelled bath with central mixer taps and Mira shower over. Tiling to wet areas.

**OUTSIDE:**

To the front of the property a parking area with planted borders. A paved pathway leads to the rear garden opening up to an extensive sun terrace, adjoining the kitchen and ideal for alfresco dining. Set to the side, secondary access to the gym/study and space for log storage and garden tools. Stone steps ascend to a flat enclosed lawned area with well stocked herbaceous borders and views of the playing fields beyond.

**SERVICES:**

Mains gas, electric and drainage. Council tax band E. EPC Rating C.

**DIRECTIONS:**

Take the Dixton Road out of Monmouth taking the first left into Dixton Close. Follow the road around to the right, carry straight on passing the left turning up to The Gardens and number 55 can be found on the left-hand side towards the end of the cul-de-sac.

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

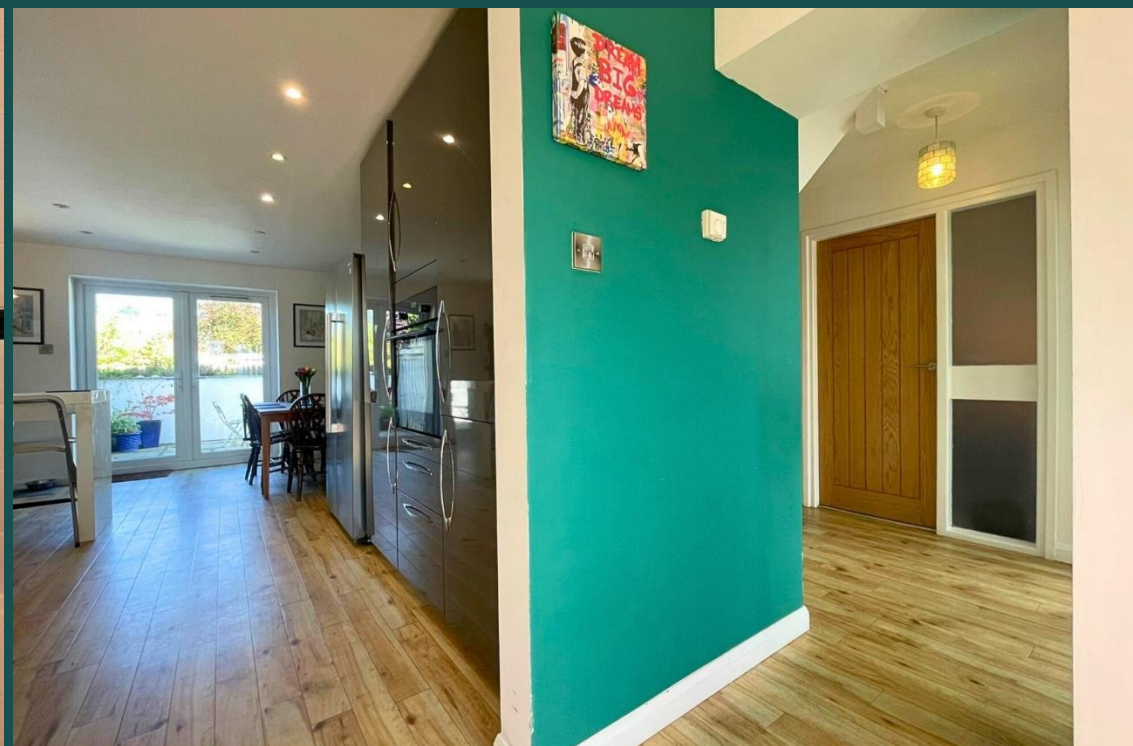
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- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that 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.















**Ground Floor**



**First Floor**

