

44 Dixon Close  
Monmouth



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*Town and country properties*



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## 44 Dixon Close Monmouth

Set in a sought after, quiet cul-de-sac, this smartly presented 3 bedroomed semi-detached family home sits on a generously sized plot and is a flat walk to the town centre. The spacious and versatile accommodation over its 2 floors provides bright and airy rooms throughout and lovely countryside views. Attractive rear garden, detached single garage and off-road parking for multiple vehicles.

### Offers in excess of £350,000 Freehold

Traditionally constructed with a textured rendered exterior and inset uPVC framed double glazed windows and doors set under a pitched tiled roof. Internal features include wooden panelled and part glazed doors, moulded skirting boards and architraves and a combination of Karndean and carpeted flooring. A gas boiler provides domestic hot water and heating to radiators throughout.

**The main entrance to the property is from the driveway and through a part glazed uPVC door with matching side panel into:**

**ENTRANCE PORCH: 2.18m x 1.08m (7'2" x 3'7")**

Internal window into living room: part glazed door into:

#### **INNER HALLWAY:**

Window to front. Turning staircase with wooden panelled balustrading and square newel posts up to first floor landing. Cloaks cupboard with hanging rail, shelving and ample storage. Doors into the following:

**LIVING ROOM: 7.68m (max) x 3.27m (25'2" x 10'9")**

A generously proportioned principal reception room with window to back and sliding patio door to side accessing raised sun terrace. Secondary door into: A generously proportioned principal reception room with window to back and sliding patio door to side accessing raised sun terrace. Secondary door into:

**DINING ROOM: 4.17m x 2.23m (13'8" x 7'4")**

Sliding patio door to back accessing rear garden. Door into:

**KITCHEN: 4.14m reducing to 2.03m (13'7" x 6'8") x 3.05m (10'0")**

Windows to front and side and external door out to garden. "L-shaped" laminate work top with uprights, inset stainless steel one and half bowl sink and matching breakfast bar. Cooking range with four ring hob, oven, grill and stainless steel extraction hood over. A range of cream gloss cupboards and drawers set under with space and plumbing for dishwasher. Complimentary wall mounted cabinets. Space for American style fridge/freezer. Pantry with full height wooden slatted shelving and consumer unit at high level. Contemporary style radiator. Ledged and braced door into:

**UTILITY/CLOAK ROOM: 1.81m x 1.96m (5'11" x 6'5")**

Windows to back and side. Low level WC. Laminate worktop along one wall. Space and plumbing for washing machine/tumble dryer. Quarry tiled flooring.

**FIRST FLOOR LANDING:**

Window to front. Airing cupboard with full height wooden slatted shelving. Roof access hatch. Loft part boarded and insulated with ladder access and power. Doors into the following:

**FAMILY BATHROOM:**

Frosted windows to front and side. A white suite comprising a low-level WC, pedestal wash basin and panelled bath with Mira shower over and head on adjustable chrome rail. Extraction fan at high level. Tiling to all walls.

**BEDROOM ONE: 3.37m x 3.19m (11'1" x 10'6")**

Picture window to back elevation with townscape views. Integrated wardrobe with mirrored sliding door featuring hanging rail, shelving and ample storage.

**BEDROOM TWO: 3.20m (Max) x 4.20m (10'6" x 13'9")**

Picture window to back. Integrated wardrobe with hanging rail, shelving and ample storage.

**BEDROOM THREE: 3.08m x 2.22m (10'1" x 7'3")**

Window to front with views of adjoining countryside. Integrated wardrobe with hanging rail, shelving and storage.

**OUTSIDE:**

The property is accessed via a five-bar wooden gate leading to a spacious driveway with parking for multiple vehicles and accessing: **SINGLE DETACHED GARAGE:** Matching construction with a concrete base and up and over garage door to the front under a pitched tiled roof. Power and light. The extensive and well-maintained rear garden is chiefly laid to lawn with a raised patio enjoying a sunny south facing aspect and pretty views of the adjoining countryside. Boundaries are wooden fenced complemented by well-stocked herbaceous borders interspaced with plants and trees. Set in the corner, a handy wooden garden store equipped with power and light.

**SERVICES:**

Mains gas, electric, water and drainage. Council Tax Band F. EPC Rating E.

**DIRECTIONS:**

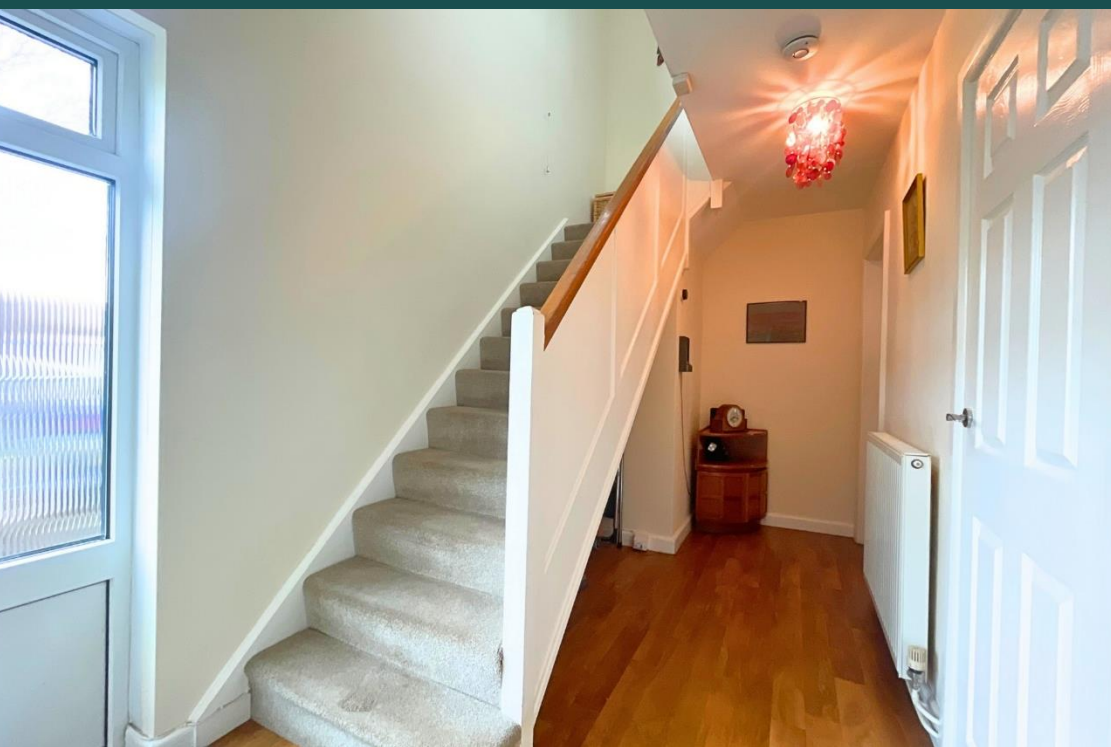
From Monmouth town, continue straight at the traffic lights. Take a left onto Dixton Close and continue to the end of the road where no. 44 can be found at the end of the cul-de-sac on the right-hand side.

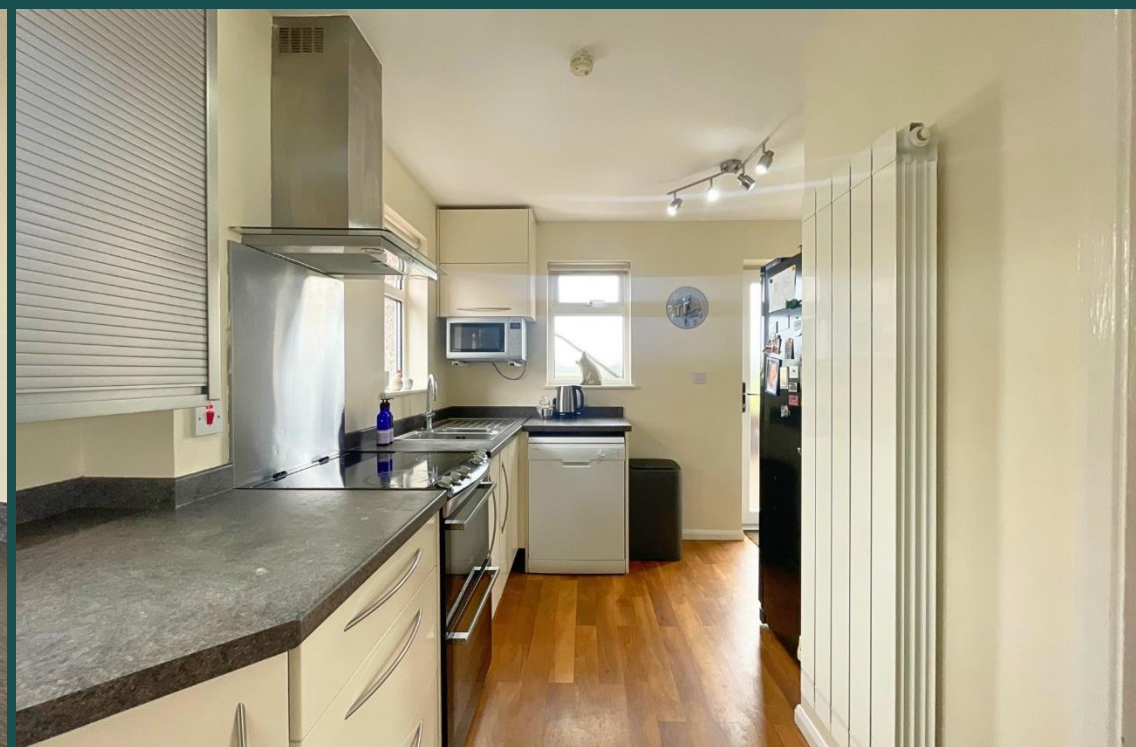
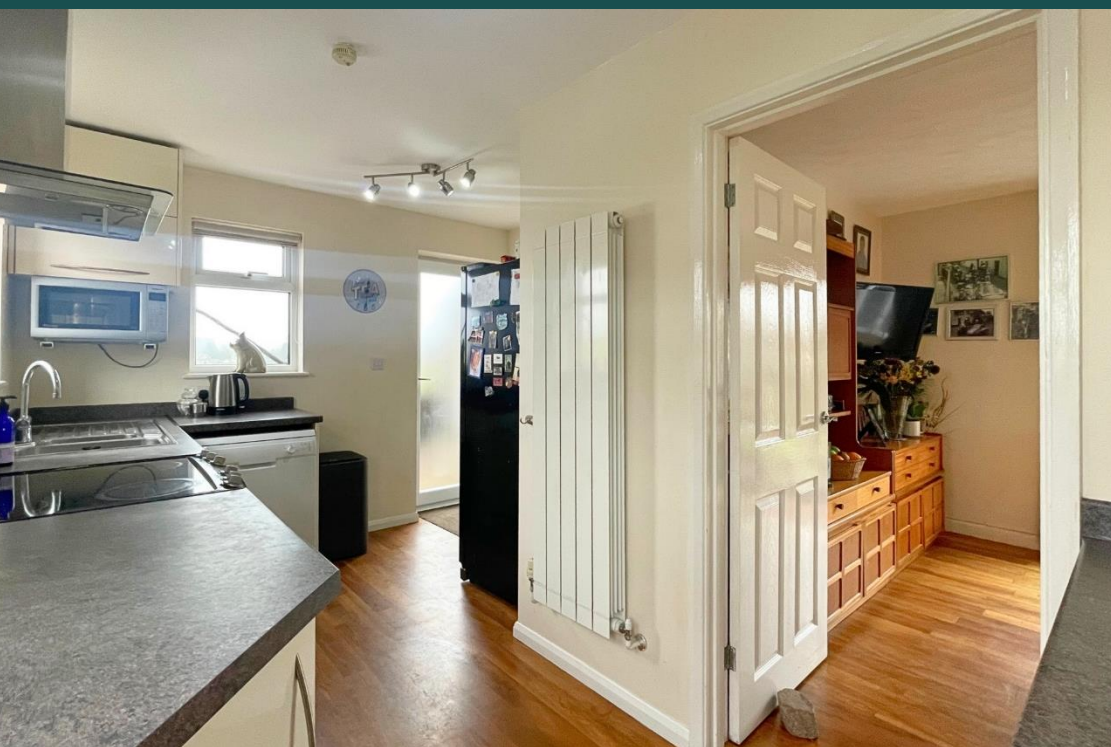
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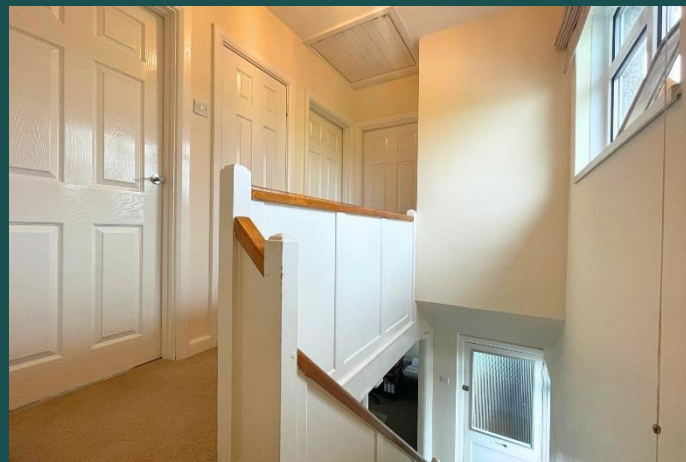
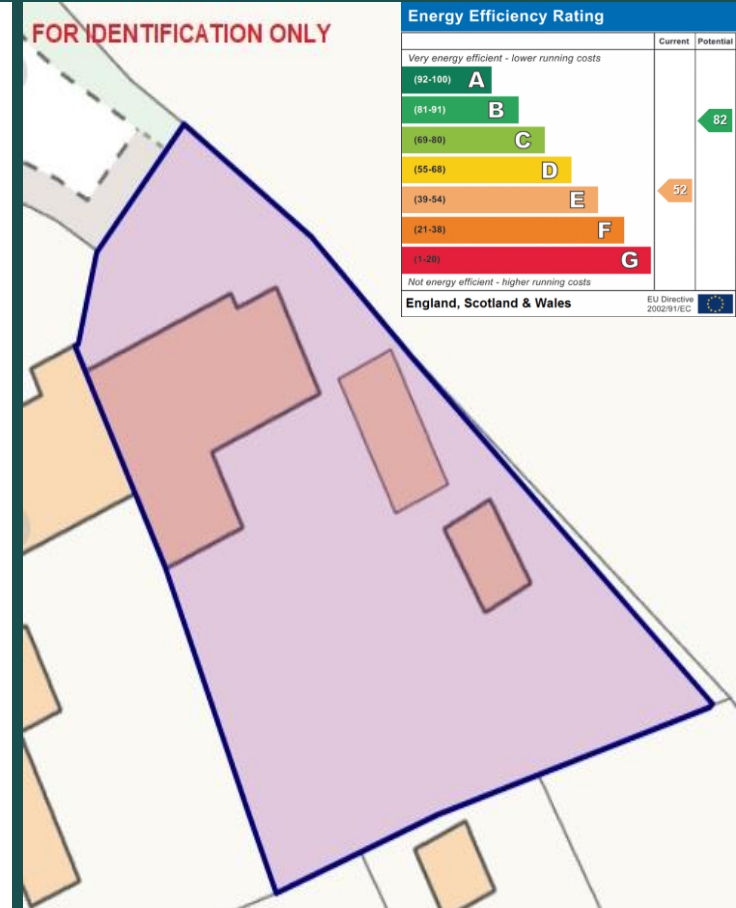
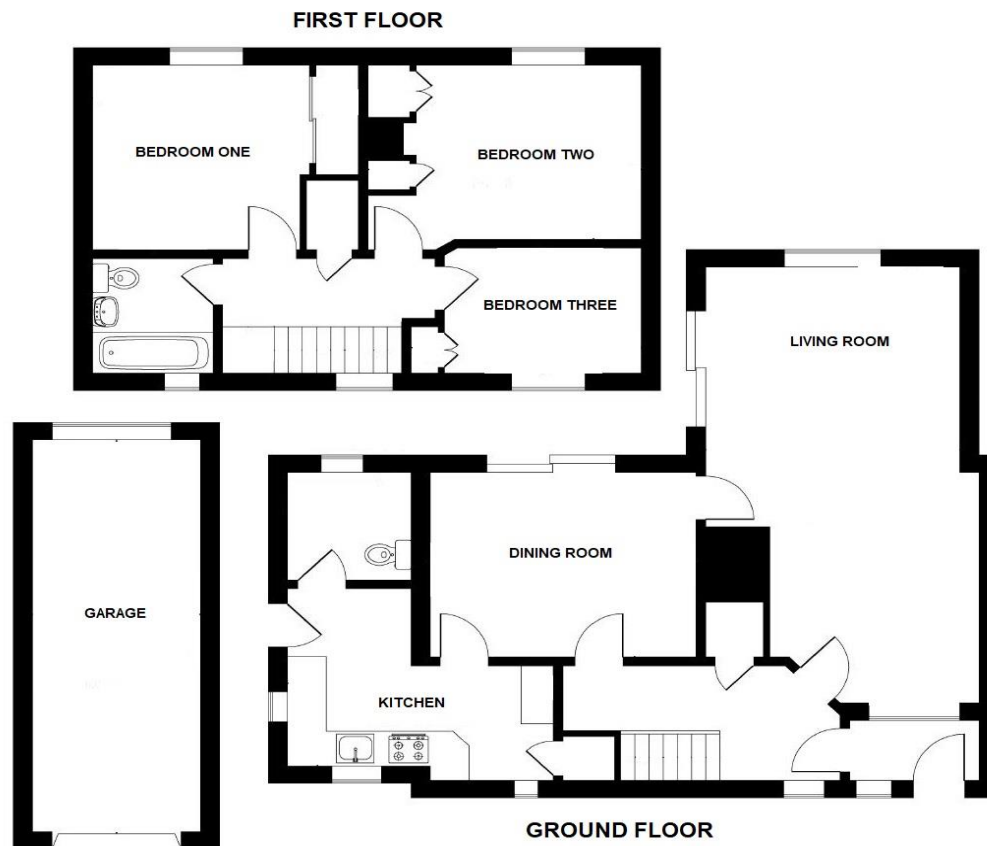
**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- 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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