



MONMOUTH

Guide price **£575,000**



COPPERDALE

New Dixon Road, Monmouthshire NP25 3PR



Detached family home
Four bedrooms with one en suite
Off road parking & double garage

This detached, four-bedroom home is situated within convenient reach of local amenities and enjoys spectacular views towards the Kymin. Monmouth is a charming market town with an array of local shops, cafes, and restaurants.

The well-established Haberdasher's School for Girls and Monmouth Boys School are close by, alongside Monmouth Comprehensive School, making it an ideal family home.

The Town is steeped in history, with Monmouth Castle and Monnow Bridge both being points of interest.



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KEY FEATURES

- Detached four bedroom property
- Utility room & cloakroom
- Family bathroom & principal en suite
- Beautiful large gardens
- Spectacular views towards the Kymin
- Gated driveway & double garage



STEP INSIDE



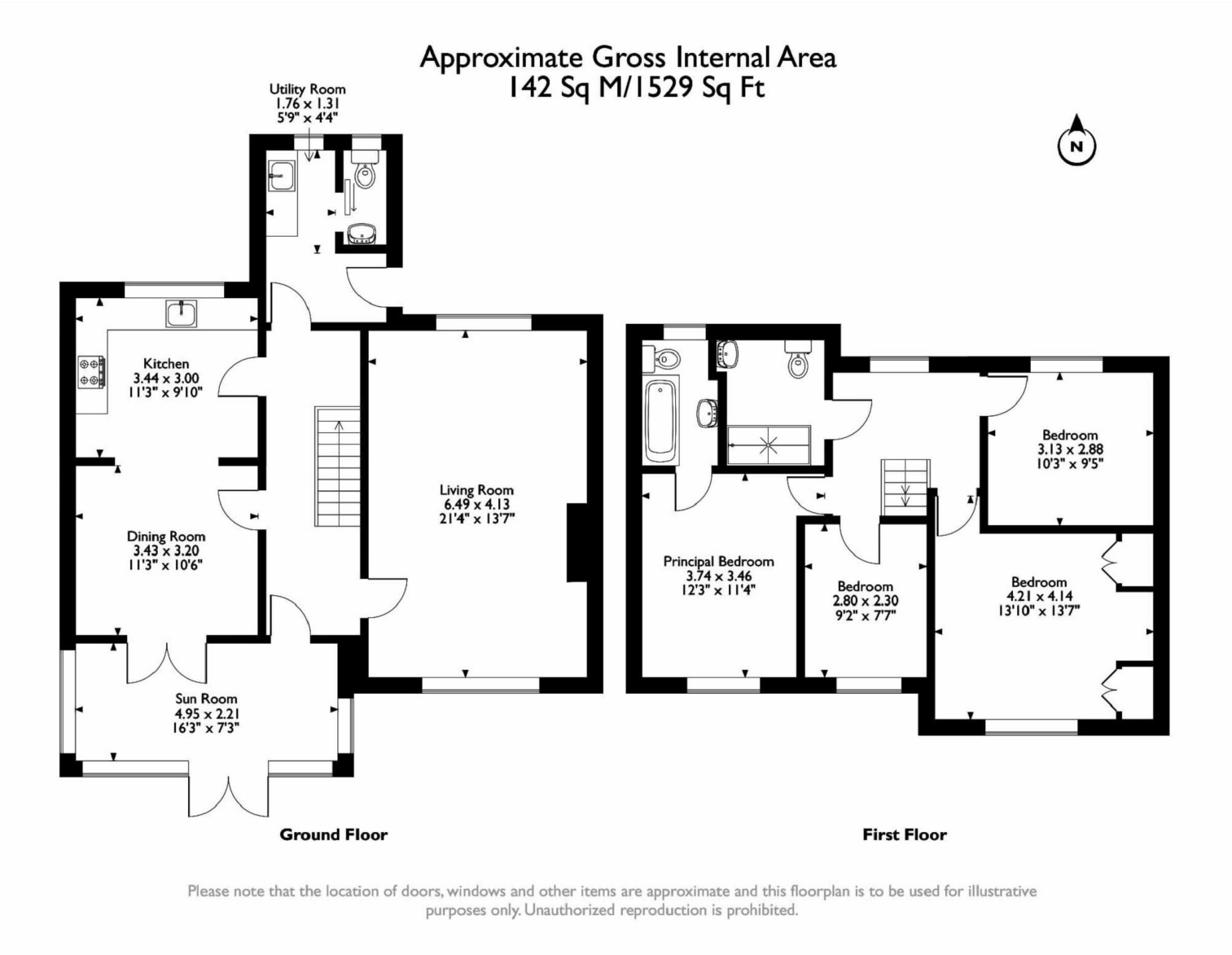
A bright entrance hallway is at the heart of the home and gives access to all the ground floor main rooms.

The living room is a particular feature, being dual-aspect and enjoying a working open fire in the lovely stone fireplace, while the dining room is of wonderful proportion, making it ideal for entertaining with double doors to the sunroom and access to the kitchen.

Fitted with a range of eye and base level units, the kitchen incorporates a double oven, plumbing for a dishwasher and further possibilities for additional appliances. Solid wood worktops add warmth and character to this charming kitchen, while a large window from the sink enjoys garden views.

Accessed directly from the main hallway is a useful utility room, which has been created by the current owners in the last twelve months, being cohesive of the kitchen, with matching units.

The utility incorporates plumbing for a washing machine and leads through to a convenient cloakroom.



To the first floor, there is a light and airy landing giving access to the loft, four bedrooms and main family bathroom.

The principal bedroom is a key feature of the home, boasting an en-suite bathroom, whereby the Kymin views can even be enjoyed from the bathtub.

The main family bathroom is fitted with a contemporary white suite, mosaic tiled flooring and indulgent underfloor heating.

The modern, walk-in double shower has fantastic water pressure, and a smart heated towel rail waits patiently at the side.

STEP OUTSIDE



To the rear of the property there is a lovely courtyard laid to stone chippings and a trickling water feature, making it the ideal place for enjoying a morning coffee in complete privacy.

Accessed from Dixon Close is gated off-road parking, which boasts space for several vehicles in addition to the detached double garage. However, the front of the property is where the house really comes to life.

A Southerly aspect creates the perfect conditions for the organic garden, where fresh fruit and vegetables can be grown.

INFORMATION

Postcode: NP25 3PR

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

Head north on Priory St/B4293 towards White Swan Ct. Continue onto Dixon Rd/A466. Turn left into Dixon Close, bear right. The rear of the house will shortly be found on the right hand side giving access to rear parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	70	79
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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