



MONMOUTH

Guide price **£450,000**



8 DIXTON CLOSE

Monmouthshire NP25 3PQ



Three-bedroom detached bungalow
Beautifully designed
Views to The Kymin & surrounding countryside

This detached, three-bedroom home is situated in the sought after area of Dixton Close, 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.

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



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KEY FEATURES

- Beautifully renovated detached bungalow
- Three well-proportioned bedrooms
- Sought after location
- Open plan living accommodation
- Bi-folding doors to the sunny rear garden
- Garage and driveway



STEP INSIDE



Upon stepping into the property, you'll be welcomed by a bright and airy hallway, illuminated by a Velux window that fills the entrance with natural light.

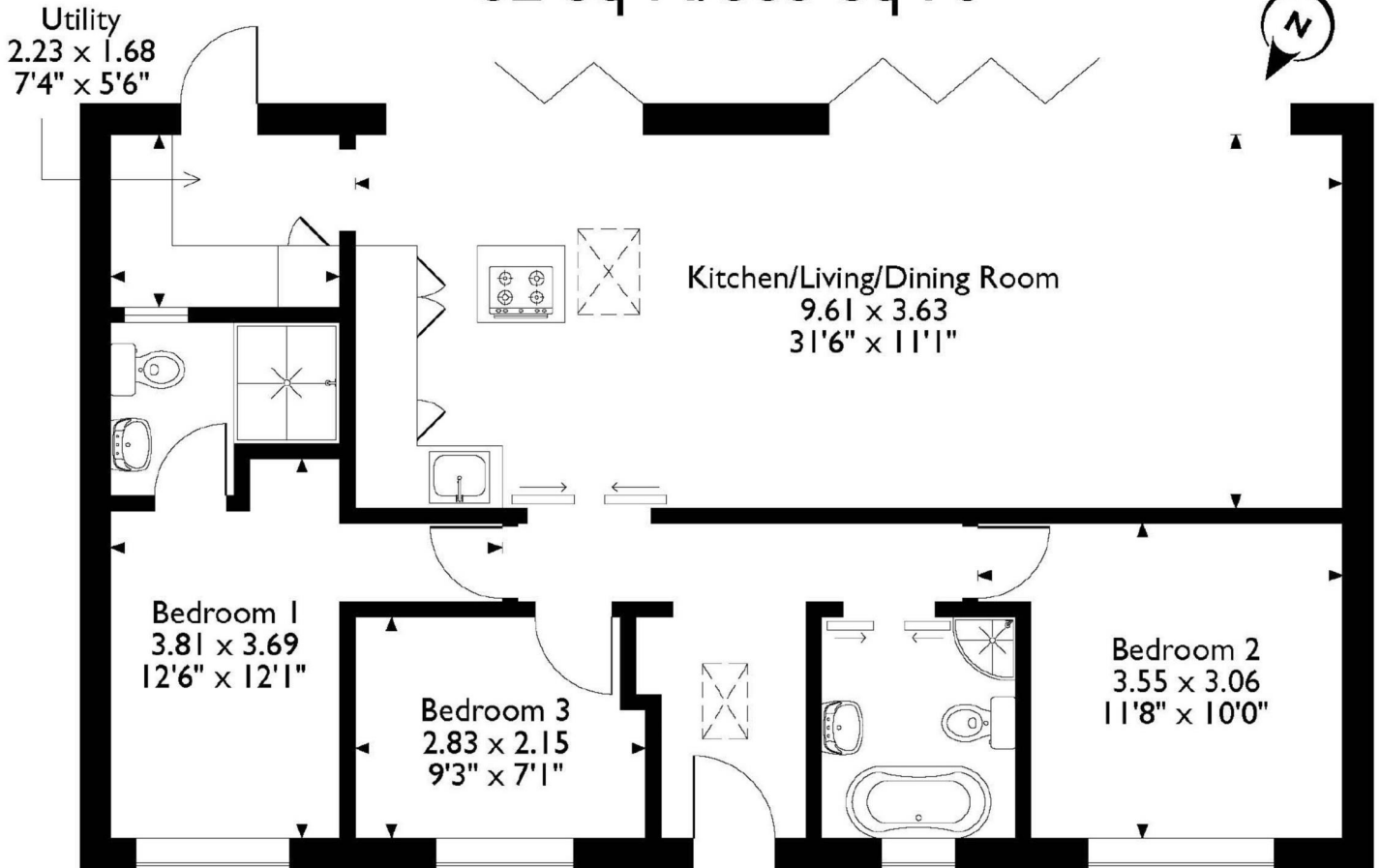
The hallway leads to an open-plan kitchen/living room, where pocket sliding doors reveal a tastefully designed kitchen with luxurious worktops, wall and base units, and a kitchen island.

Additionally, there's a practical utility room with access to the rear garden.

The kitchen/living room boasts bi-fold doors that open onto a sunny raised decked area, offering picturesque views of the surrounding countryside.

This space provides ample room for a dining table and chairs, making it perfect for entertaining.

Approximate Gross Internal Area 82 Sq M/883 Sq Ft



Ground 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.

The property features three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room.

A stylishly fitted family bathroom completes the picture, featuring a separate bath and shower for added convenience. Every room in the property enjoys the advantage of underfloor heating, meticulously regulated by individual thermostats in each room.

STEP OUTSIDE



At the front of the property, a spacious brick paved driveway accommodates several vehicles, complemented by a convenient garage.

As you move to the rear, bi-fold doors open up to a delightful raised decked area, ideal for entertaining and relishing the scenic views.

Additionally, there's an artificial lawned area, providing a charming space to relax and enjoy.

INFORMATION

Postcode: NP25 3PQ
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From our Monmouth office, follow the road and at the traffic lights continue straight onto Dixton Road. Continue until you come to a turning on the left-hand side on to Dixton Close, the property can be located a short distance along on the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		89
81-91	B		
69-80	C	77	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
 monmouth@archerandco.com
 www.archerandco.com



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