



MONMOUTH

Guide price **£395,000**



44 DIXTON CLOSE

Monmouth, Monmouthshire NP25 3PQ



Semi-detached three-bedroom home
Walking distance to Monmouth town centre
South facing garden with views

This semi-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. The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes and restaurants as well as established retailers such as Marks & Spencer's and Waitrose.

Well connected to the nearby A40 which provides access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross-on-Wye and the M50/Midlands. Main line railway stations can be found in both Hereford and Abergavenny.



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KEY FEATURES

- Well-presented semi-detached home
- Three bedrooms & two reception rooms
- Views over the Monmouthshire countryside
- Large south facing garden
- Sought-after location close to amenities
- Gated driveway and detached garage



STEP INSIDE

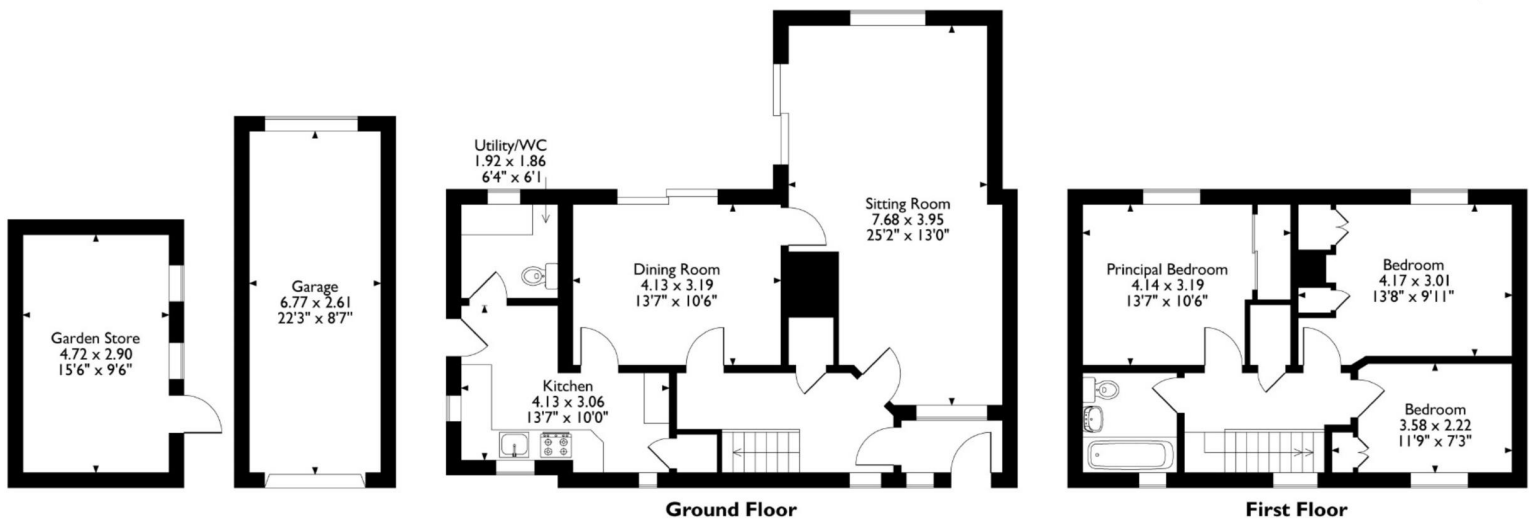


As you enter the property, you are greeted by an entrance porch leading to the hallway giving access to the ground floor accommodation and stairs to the first floor.

The dining room has Karndean flooring, sliding doors and a gas fire, the perfect space for entertaining with family and friends.

The sitting room is a generous size with sliding doors to the garden and window taking advantage of the surrounding countryside views.

Approximate Gross Internal Area
 Main House = 116 Sq M/1248 Sq Ft
 Garage = 18 Sq M/194 Sq Ft
 Outbuilding = 14 Sq M/151 Sq Ft
 Total = 148 Sq M/1593 Sq Ft



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 kitchen is located to the front aspect with a range of modern wall and base units, integrated oven and hob, space for dishwasher and door to the side aspect.

There is also a useful utility room/WC with space and plumbing for a washing machine and tumble dryer.

To the first floor, there are three generously proportioned double bedrooms each with built-in storage/wardrobes.

Finally there is a family bathroom with a white three piece suite.

STEP OUTSIDE



The property enjoys a south facing corner plot situated at the end of a quiet cul-de-sac neighbouring open fields and countryside views. The gated driveway offers ample parking and a detached garage.

To the rear of the property, the garden is mainly laid to lawn bordered with well-established flower and raised beds. A large shed to one side of the garden has the benefit electricity and a patioed sitting area overlooking the garden.

INFORMATION

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





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 at the end of the cul-de-sac on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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