



# MONMOUTH

Guide price **£440,000**



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# MEREMON HOUSE

Dixton Close, Monmouth, Monmouthshire NP25 3PQ



Detached three-bedroom home  
En-suite  
Level walking distance to Monmouth town

This exceptional, individually designed home is now available for sale with no onward chain. Thoughtfully crafted and beautifully presented, the property boasts a modern, light and spacious interior throughout, creating an inviting atmosphere from the moment you step inside.

Set back from the road, the home benefits from a generous private driveway providing ample off-street parking for multiple vehicles. The plot also offers excellent potential to construct a garage (STP), giving future owners the flexibility to further enhance the property to suit their lifestyle.

Perfect for anyone looking for a contemporary home, this property blends comfort, style and practicality in equal measure, this impressive residence is well worth viewing.

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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£440,000



### KEY FEATURES

- Individual design
- Three bedroom detached
- Level walking distance Monmouth town
- Popular location
- No onward chain
- Modern throughout





# STEP INSIDE



Step into the property through a bright and spacious hallway, beautifully finished with Mandarin Stone natural stone tiled flooring that flows seamlessly into the downstairs cloakroom and the kitchen/breakfast room. A striking floor-to-ceiling feature window floods the space with natural light, while the staircase leads gracefully to the first floor. From the hallway, doors open to the lounge, cloakroom and kitchen/breakfast room.

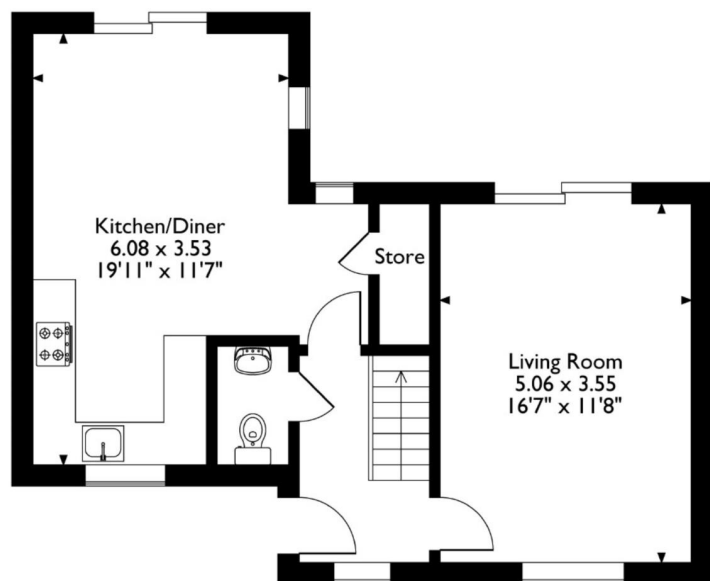
The spacious, bespoke kitchen/breakfast room offers an excellent range of fitted units and is equipped with a selection of high-end Neff appliances, including a four-ring ceramic hob, eye-level oven and microwave, Neff Hydrofresh larder fridge-freezer, washer-dryer and dishwasher. There is ample space for a dining table and chairs, as well as a large walk-in storage cupboard housing the Worcester central heating boiler. Throughout the property, aluminium high-insulated windows enhance energy efficiency. The kitchen enjoys a window to the front aspect, two impressive floor-to-ceiling windows to the rear, and bi-folding doors opening directly onto the garden.

The lounge is a warm, inviting and wonderfully light room, featuring a window to the front and bi-folding doors to the rear garden that create a seamless indoor/outdoor feel. Additional highlights include a 5-amp lighting circuit and a designated fireplace area with a tiled hearth and a flue already in place, ready for a log burner to be installed if desired.

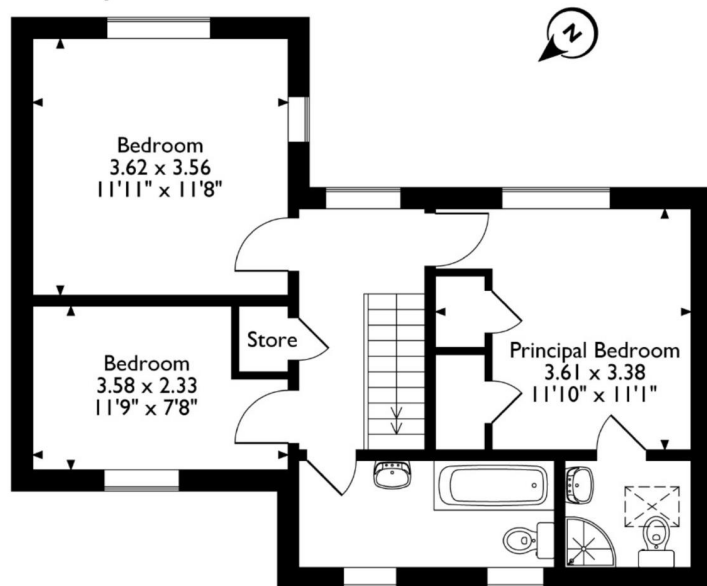
## First floor Landing

The first-floor landing provides access to all bedrooms and the family bathroom, and is enhanced by a striking floor-to-ceiling feature window that fills the space with natural light. A shelved linen cupboard offers convenient additional storage.

Meremon House, Dixon Close, Monmouth  
Approximate Gross Internal Area  
102 Sq M/1098 Sq Ft



**Ground Floor**



**First 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 principal bedroom enjoys views over the rear garden and features built-in shutters, two walk-in cupboards, and two further deep storage cupboards above, ensuring excellent storage throughout. The en suite is fully finished in Mandarin Stone natural stone tiles to both the walls and floor, and includes a shower, wall-hung wash hand basin, W.C., and heated towel rail.

Bedroom Two is a generous double room with a rear-facing window fitted with built-in shutters, providing a lovely elevated outlook towards the Kymin.

Bedroom Three is also a well-proportioned room and comes equipped with built-in wardrobes and additional overhead eaves storage cupboards. A window to the front aspect completes the room.

The family bathroom is beautifully appointed with Mandarin Stone natural stone tiles to the walls and floor, complemented by underfloor heating. It features a bath, pedestal wash hand basin, W.C., and a heated towel rail, creating a warm and relaxing space.



# STEP OUTSIDE



The front of the property boasts a generous brick-paved driveway, providing ample space for off-street parking. Additional parking is available to the side, along with the potential to construct a garage (STP). A large, purpose-built storage shed with power and lighting adds further practicality. In addition, there is a smaller shed on the lower side patio, also with power and lighting.

Paved pathways on both sides of the house lead to the delightful rear garden, which also features an additional storage shed with power and lighting. The garden enjoys a sunny aspect and is equipped with outside power points, lighting, and a tap, making it an ideal space for relaxation, entertaining, or family activities.

## INFORMATION

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







## DIRECTIONS

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	81	85
EU Directive 2002/91/EC		

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