



Dixton Close, Monmouth offers over £380,000

- GREAT VIEWS
- PRIVATE DRIVE
- GARAGE
- SOUGHT AFTER LOCATION
- CLOSE TO TOWN CENTRE
- THREE SHOWER ROOMS
- EPC Rating: C



 4  3  4



About the property

Situated in the highly sought after Dixton Close, this 4 bedroom semi-detached family home is just a short walk from the comprehensive school. The property benefits from lovely views over farmland to the rear with garage and ample parking to the front.





Entrance Porch

Enter via opaque UPVC double glazed door to porch. Ceramic tile flooring. Opaque glazed door to hallway.

Hallway

Radiator. Ceramic tile flooring. Doors to kitchen, lounge, dining room, shower room and sitting room/bedroom. Stairs to first floor.

Kitchen

12' 10" x 8' 7" (3.91m x 2.62m)
Fitted with a range of base units with laminate worktops incorporating a stainless steel sink bowl and drainer. Plumbing for dishwasher. Space for range style oven. UPVC double glazed window to front elevation and side. Ceramic tile flooring. Tiled splashbacks. Storage cupboard housing a wall mounted Worcester combination boiler.

Lounge

12' 11" x 13' 11" (3.94m x 4.24m)
UPVC double glazed window to front elevation. Ceramic tile flooring. Radiator.

Sitting Room/bedroom Five

11' 2" x 6' 11" (3.40m x 2.11m)
UPVC double glazed window to rear elevation. Radiator. Ceramic tile flooring.

Shower Room

Comprising close coupled WC, pedestal wash hand basin and walk in shower area with wall mounted Mira Sport electric shower. Visibly fully tiled walls. Ceramic tile flooring. Opaque UPVC double glazed window to the rear elevation. Radiator.

Dining Room

12' 8" x 9' 4" (3.86m x 2.84m)
Ceramic tile flooring. Door to under stairs storage cupboard. Radiator. Sliding door to conservatory.

Conservatory

9' 6" x 7' 10" (2.90m x 2.39m)
Ceramic tile flooring. UPVC double glazed windows to rear and side elevations. Door to side onto garden.



Landing

Door to bedrooms. Access to loft.

Bedroom One

13' 6" x 11' 3" (4.11m x 3.43m)
UPVC double glazed window to rear with pleasant views. Fitted bedroom furniture including wardrobes. Door to 'Jack & Jill' shower room.

Shower Room

Comprising shower cubicle, close coupled WC and wash hand basin. UPVC double glazed window to the rear elevation.

Bedroom Two

9' 2" x 11' 2" (2.79m x 3.40m)
UPVC double glazed window to front elevation. Fitted bedroom furniture including wardrobes and drawers. Door to 'Jack & Jill' shower room.

Bedroom Three

12' 5" x 8' 5" (3.78m x 2.57m)
UPVC double glazed window to front elevation. Fitted bedroom furniture including cupboards and drawers. Radiator.

Shower Room

Comprising close coupled WC, wash hand basin and shower cubicle. Opaque UPVC double glazed window to the front elevation.

Bedroom Four

9' x 9' 3" (2.74m x 2.82m)
UPVC double glazed window to rear elevation with pleasant views. Radiator.

Outside

Front - Driveway leading to garage

Rear - Enclosed rear garden with patio area with steps leading up to area laid to lawn. Door to side leading to driveway and garage. Utility room at the rear of the garage with plumbing and electrics for washing machine. Block built shed with electric.

Floorplan



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