

**5 & 7
Old Dixton Road, Monmouth**



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For Sale



ROSCOE ROGERS KNIGHT
Town and country properties



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Town and country properties

5 & 7 Old Dixton Road, Monmouth

Just a short walk from the centre, schools and amenities is this charming and characteristic 4 bed, semi-detached, Grade II listed town house. Two dwellings have been sympathetically combined to create a delightfully spacious family home with an abundance of original features. At the back, is a private and beautifully maintained landscaped garden. Permit parking. No onward chain.

Asking price of £545,000 Freehold

The property is traditionally constructed with a painted, rendered exterior with inset wooden framed windows and doors all set under a pitched, tiled roof. Internal features include a feature inglenook fireplace, exposed beams and stone work, moulded skirting boards, part glazed, ledged and braced doors, low voltage downlighters and a combination of quarry tiled, wooden boarded and carpeted flooring. Two gas fired boilers provide domestic hot water and heating to radiators throughout.

The primary entrance to the property is from the side and through a solid wood front door with viewing panel into:

ENTRANCE HALLWAY:

Frosted window to side. Oak turning staircase with turned newel posts and wooden handrail up to first floor landing area. Understairs storage cupboard with power and light. Doors into the following:

LIVING ROOM: 4.86m x 3.19m (15'11" x 10'6")

A generous principal reception room with two windows to side and a pair of French doors to the back accessing the courtyard garden. Free standing stove set on a slate hearth.

OPEN PLAN KITCHEN/SITTING ROOM: 7.71m x 5.11m (25'4" x 16'9")

Window to back. "L-shaped" granite worktop with inset one and a half bowl ceramic sink. A range of wooden panelled cupboards and drawers set under with integrated dish washer. Complementary wall mounted cabinets and tall unit housing fridge and freezer. Matching central island with further storage cupboards and drawers on the opposite side, a hardwood worktop and space for a range master cooker with 6 ring gas hob and double oven with extraction above. Recess with fitted display shelving.

UTILITY:

A lean to extension with a glazed roof and part glazed door out to the garden. Laminate worktop along one wall with space and plumbing set under for washing machine/tumble dryer.

From the kitchen there is an opening to a further seating area and access to the formal entrance porch with a bowed window and original door to the front. A pair of part glazed doors into:

DINING ROOM: 4.14m x 4.07m (13'7" x 13'4")

Windows to side and front. An inglenook stone fireplace housing wood burner set on a stone hearth with brick cut mantel. Bespoke built tall unit housing consumer unit. Door into entrance hallway.

From the entrance hallway, upstairs to:**FIRST FLOOR LANDING:**

Velux skylight to the side. Turning staircase with two wooden handrails up to second floor. Linen cupboard housing gas boiler and full height wooden slatted shelving. Integrated cloaks cupboard. Doors into the following:

BEDROOM ONE: 4.95m x 3.13m (16'3" x 10'3")

Vaulted ceiling with window to back with garden and countryside views. Integrated wardrobe with hanging rail, shelving and storage. Roof access hatch. Door into:

ENSUITE-SHOWER ROOM:

Velux skylight with secondary glazing. A white suite comprising a corner set WC, floating wash basin and shower enclosure with mixer valve and head on adjustable chrome rail. Chrome ladder style radiator. Extraction fan at high level.

BEDROOM TWO: 3.76m x 2.66m (12'4" x 8'9")

Vaulted ceiling with window to back. Integrated wardrobe with hanging rail, shelving and storage. Door into:

EN-SUITE BATHROOM:

Window to back. A white suite comprising a low-level WC, pedestal wash basin and bath with shower screen housing Mira shower with head on adjustable chrome rail. Chrome ladder style radiator. Extraction fan at high level.

BEDROOM THREE: 4.05m x 3.96m (13'3" x 12'12")

Two windows to front with shutters. A bank of integrated wardrobes along one wall with hanging rails, shelving and ample storage. A door opens up into an inner lobby with an airing cupboard housing a gas boiler and wooden slatted shelving.

FAMILY BATHROOM:

Window to front. Suite comprising a wall mounted WC, pedestal wash basin and corner shower enclosure housing Mira shower with head on adjustable chrome rail.

From the first floor landing, up stairs to:**SECOND FLOOR SELF CONTAINED SUITE:****KITCHEN: 3.38m x 2.93m (11'1" x 9'7")**

Window to front with shutters. Wooden worktop along one wall with inset stainless sink and four ring induction hob with concealed circulating fan over. Cupboards and drawers set under with integrated oven. Bespoke built tall unit with shelving and storage. Airing cupboard housing water cylinder and wooden slatted shelving. Roof access hatch.

BEDROOM: 3.10m x 2.99m (10'2" x 9'10")

Window to front. Integrated wardrobe with hanging rail, shelving and ample storage. Door into:

SHOWER ROOM:

Skylight to back. Suite comprising a low-level WC, pedestal wash basin and corner shower enclosure housing Mira shower with head on adjustable chrome rail.

AGENTS NOTE:

A digitally staged garden has been used for the front shot. No Spatial or structural changes have been made.

OUTSIDE:

The beautifully painted and mindfully designed courtyard garden sits to the back of the property and is well-stocked with an abundance of raised flower beds, shrubs and plants. There is convenient access to the garden from both the living room and kitchen, creating an ideal space for alfresco dining and entertaining whilst enjoying excellent levels of privacy.

SERVICES:

Mains gas, electric, water and drainage. Council Tax Band G. EPC Rating D.

DIRECTIONS:

From St James Square, take the exit towards the Leisure Centre. No 5 & 7 can be found on the right-hand side of the road just down from the Nags Head.

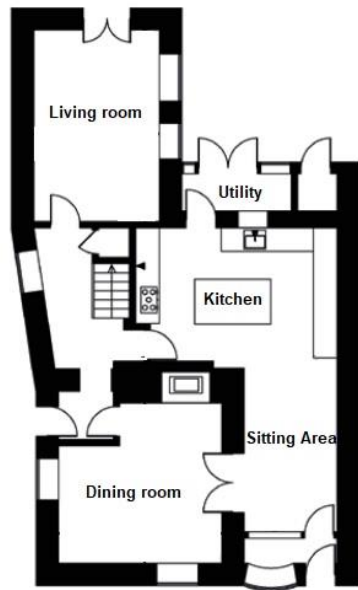
Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

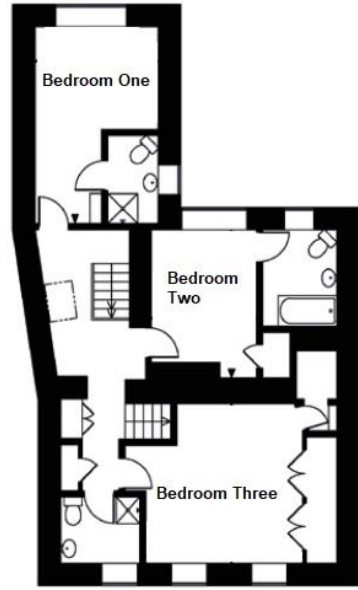




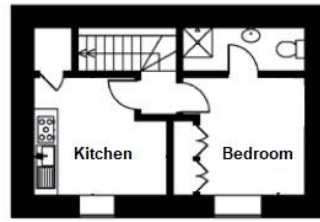




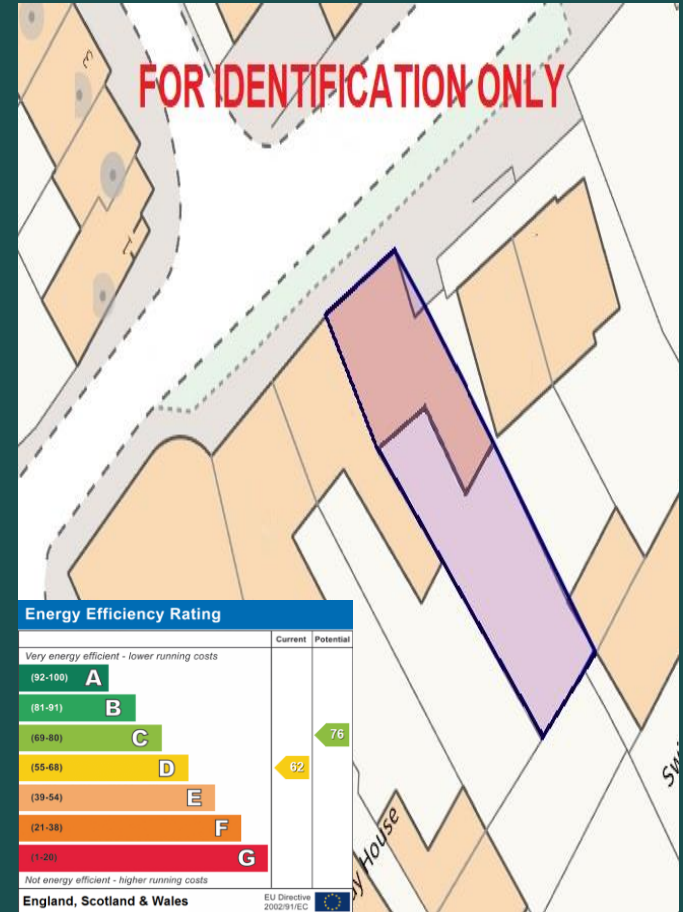
Ground Floor



First Floor



Second Floor Suite



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