



MONMOUTH

Guide price **£330,000**



 ARCHER & CO

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35 DIXTON CLOSE

Monmouthshire NP25 3PJ



Two-bed bungalow with amazing views
Large lounge with doors out to garden
Walking distance to town centre

Located on a quiet residential road within walking distance of Monmouth town centre, this attractive two-bed bungalow is a welcoming home that can boast light, space and a pretty rear garden with breathtaking views. Being positioned on the boundary of Monmouth School for Girls creates an uninterrupted panoramic and truly absorbing view over the sports and playing fields to woodland and hills on the horizon.

Enjoyed from a number of patio and deck areas in the low-maintenance, pretty garden, the view is the constant companion at this inviting and comfortable home that also includes two double bedrooms, conservatory and a generous lounge diner with French doors providing effortless indoor outdoor flow as well as maximising the connection to the mesmerising view.

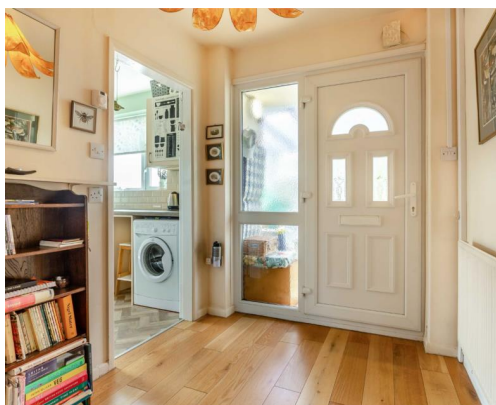
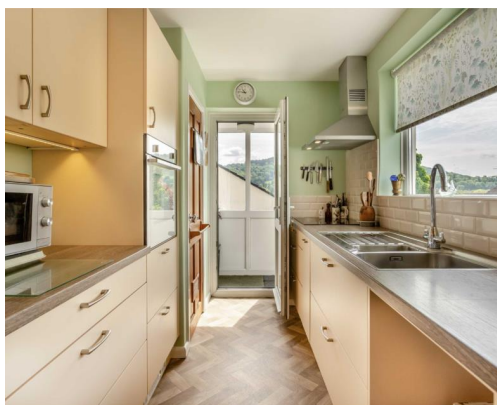


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KEY FEATURES

- Located on a quiet residential road
- Incredible, panoramic views at the rear over
- Conservatory enjoying views of the garden
- Two double bedrooms and large bathroom
- Spacious lounge diner with
- Off-road parking and garage



STEP INSIDE



The bungalow is well-positioned to easily enjoy all that this popular and thriving town can offer, including an array of pubs, cafes and restaurants, independent shops as well as brand names, leisure and sports facilities, plus some of the most respected schools in the county.

Monmouth is perfectly placed to offer access further afield too, north via the M50 to Birmingham and The Midlands and to the south to the M4 and Newport, Cardiff and Bristol.

But the main attraction of this vibrant town's location is its proximity to the Wye Valley Area of Outstanding Natural Beauty and The Forest of Dean. Both are glorious and unique landscapes that offer a range of wonderful outdoor activities from simply strolling by the River Wye to canoeing or kayaking down it, from woodland walks to mountain biking amongst the trees.

Stepping inside this light, spacious and welcoming two-bed bungalow means choosing between two ways to get in, either via a porch at the side of the home off the driveway and then into the kitchen, or via a conservatory that nestles within the pretty front garden.

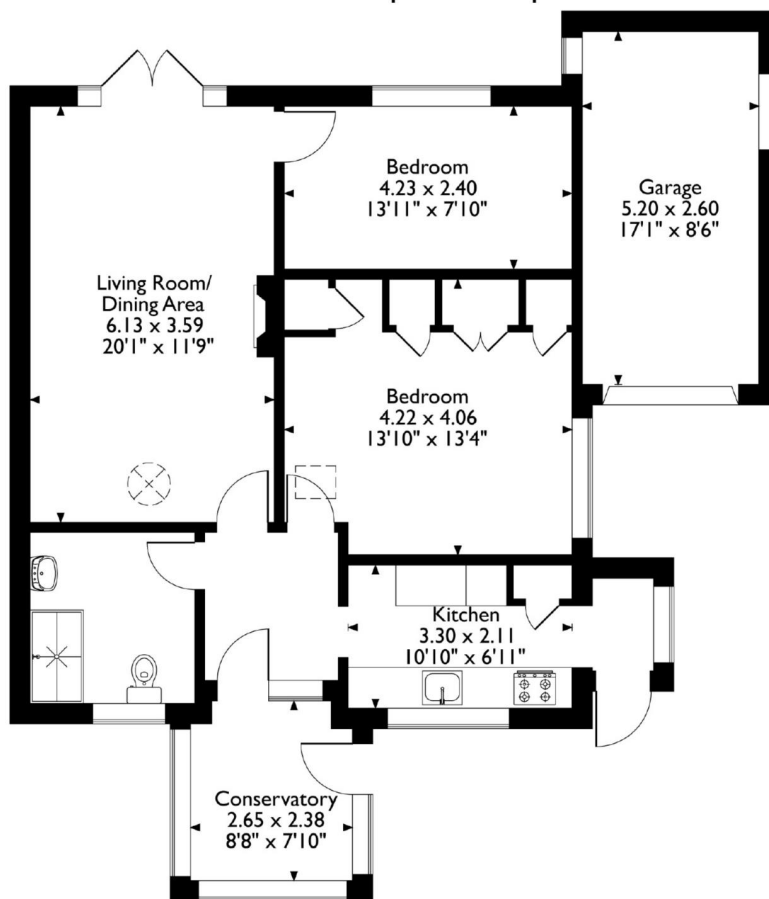
Into the conservatory as the most attractive way into the home, and it's a challenge not to be tempted to stay and relax in one of the comfy chairs in this delightful space, offering a sunny spot to enjoy a lazy brunch or evening drink whatever the weather.

But the house is calling you and answering it gets you into a central hallway that is light, welcoming and well-placed to offer access to the main rooms.

To the right is the kitchen with a view over the front garden and quiet residential road to distract from the washing up.

The modern galley kitchen is a mix of neutral tones and natural materials with an accent of green and floral that, when combined, all connect visually and in harmony with the pretty front garden that the picture window perfectly frames.

Approximate Gross Internal Area
 Main House = 78 Sq M/840 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 92 Sq M/991 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.

To the left, also at the front of the bungalow, is the modern and generously proportioned bathroom, with fresh white decor that currently has a walk-in shower but can easily welcome a bath, if required.

At the end of the hall the primary bedroom is another light and sizeable space, with a wall of built-in wardrobes offering an ample home for mountains of clothes, shoes and accessories. The room can happily welcome extra furniture too, from more wardrobes to satisfy a shopaholic to an armchair or small sofa to create a sanctuary for relaxing away from the sociable lounge diner that is waiting to impress next door.

The adjacent door to the primary bedroom leads to a fabulous lounge dining room which can offer a space to nestle around the fireplace when it's cold outside and a set of French doors at the end to throw open during the warmer months.

The doors are a wonderful, instantly noticed feature of this generous and sociable room, framing the garden and rural views and creating the perfect indoor outdoor flow, so when the sun is out it's just two steps through the doors to join it, while allowing refreshing summer breezes to waft in.

STEP OUTSIDE



Step outside and into a beautiful rear garden that is an idyllic place to enjoy alfresco dining and relaxing with a mesmerising view across the playing fields of Monmouth School for Girls that expands, uninterrupted, to the wooded hills on the horizon. Accessed directly from the living dining room via a set of French doors, this pretty garden offers a flagstone terrace as the central area for socialising in a group or a sun-drenched spot to relax in solitude with the stunning view as the constant and incredible companion. The terrace is punctuated with islands of foliage and flowers, mature shrubs and climbers along walls that bring visual interest and plenty to keep the local wildlife visiting.

The thoughtful design of this delightful outside space ensures that the journey through the garden is an interesting one with different levels of patios created via the addition of steps. There are numerous areas to choose from to find a home for a garden dining set, sofas or egg chair with the prime spot probably the raised patio at the end of the garden where the panoramic view is the most expansive. There's a practical shed for tool storage but there'll be no lawn mower inside, as this pretty low-maintenance garden has no lawn, freeing up more time for relaxing amongst the greenery with the view as the backdrop. At the front of the house more practical features can be found, from the off-road parking available on the drive to the garage that can offer an indoor home for the car, a storage space or even the chance to convert it into additional accommodation subject to planning.

INFORMATION

Postcode: NP25 3PJ

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





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		84
(81-91)	B		
(69-80)	C		68
(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	

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