



# MONMOUTH

Guide price **£400,000**



# 13 DIXTON CLOSE

Monmouth, Monmouthshire NP25 3HE



Level walking distance from the town centre  
Desirable location  
Plenty of off-street parking

This delightful four-bedroom, spacious semi-detached home is situated on the edge of Monmouth in the highly sought-after Dixon Close, just a short and level walk from the town centre. Offering generous living accommodation throughout, the property also enjoys a lovely aspect with attractive views towards The Kymin. Additional benefits include ample off-street parking and a well-established, attractive private rear garden. Set back from the road, the home benefits from a generous private driveway providing ample off-street parking for multiple vehicles.

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

- Spacious four-bedroom home
- Three reception rooms
- Popular location
- Level walking distance from the town centre
- Plenty of off-street parking
- Beautiful private rear garden



# STEP INSIDE



As you enter the property, you are welcomed by a spacious hallway featuring original tiled flooring and charming period feature doors. There is a useful understairs storage cupboard, with doors leading to the lounge, dining room, modern kitchen and a convenient downstairs shower room.

The lounge is a beautiful, spacious room featuring attractive parquet flooring. A window to the front aspect enjoys a lovely outlook towards The Kymin, while patio doors at the rear open directly onto the pretty and private rear garden.

The dining room is positioned at the front of the property and also features parquet flooring. This bright and welcoming room benefits from windows to both the front and side aspects, again enjoying views towards The Kymin.

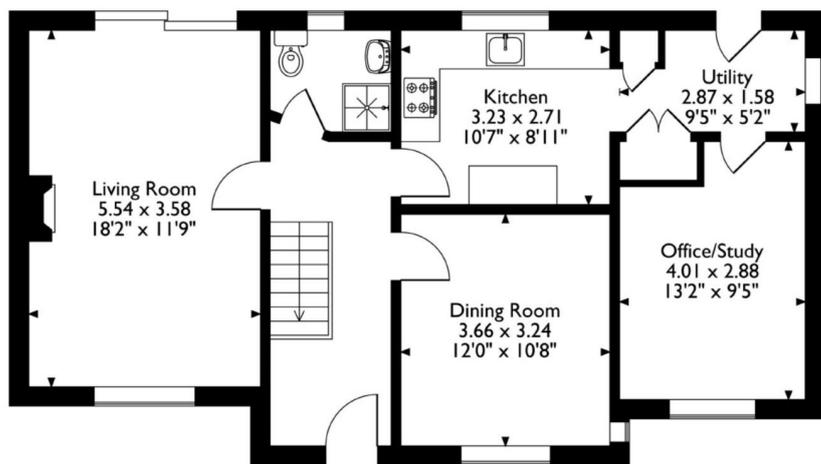
The kitchen is fitted with a range of modern wall and base units with laminate wood-effect work surfaces over. Integrated appliances include a four-ring gas hob and a Zanussi double oven, along with space for a fridge freezer and plumbing for an automatic washing machine. A wide window provides a lovely outlook over the rear garden.

An archway leads into a useful and spacious rear lobby, ideal for use as a utility area. This space offers a shelved pantry cupboard and a further double storage cupboard. There is a window to the side aspect, a door providing access to the rear garden, and a door leading to the spacious sitting room, which could also serve as an excellent playroom or home office.

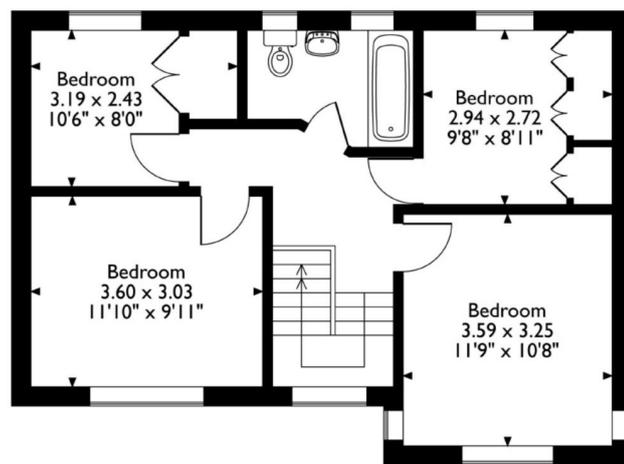
The sitting room enjoys a broad window to the front aspect with another lovely view towards The Kymin.

## 13, Dixon Close, Monmouth, Monmouthshire

### Approximate Gross Internal Area 125 Sq M / 1345 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.

#### First Floor:

The landing features a window to the front aspect, taking full advantage of the attractive views towards The Kymin. Doors lead to four bedrooms and the family bathroom.

The principal bedroom benefits from windows to both the front and side aspects, enjoying a particularly lovely outlook towards The Kymin.

Bedroom two is another generous double room with dual aspects and views towards The Kymin.

Bedroom three is a further double bedroom, complete with fitted wardrobes, and overlooks the attractive rear garden.

Bedroom four is a generous single bedroom with fitted wardrobes and a window overlooking the rear garden.

# STEP OUTSIDE



To the front of the property, a large driveway provides ample off-street parking for several vehicles. There is also an attractive raised patio area with planted borders, enjoying a lovely outlook towards The Kymin.

The beautiful private rear garden features a spacious patio area, ideal for outdoor dining and entertaining, along with a generous area laid to lawn. The garden is well established with a variety of plants and shrubs, as well as raised vegetable beds. In addition, there is a greenhouse and two useful storage sheds.

## INFORMATION

Postcode: NP25 3HE

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





## 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 on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	78
(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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