

63 Dixon Close,
Monmouth



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Town and country properties

63 Dixton Close, Monmouth

This smartly presented three-bedroom semi-detached family home enjoys a large plot on a quiet cul-de-sac within walking distance of the town centre. Offering versatile accommodation over two floors with bright and airy rooms throughout. Enclosed garden, detached single garage and ample parking. No onward chain.

Asking price of £420,000 Freehold

Brick construction with a part pebble dash and hanging tile exterior. Inset double glazed Upvc windows and doors set under a pitched tiled roof. Internal features include wooden and part glazed doors, feature fireplaces and a combination of carpeted and wooden effect flooring. A gas boiler provides domestic hot water and heating to radiators throughout.

The property is approached via a key block driveway, under a portico entrance and through a part glazed door with matching side panel into:

CLOAK ROOM:

Frosted window to front elevation. Low level W.C and pedestal wash basin with tiled splashback surround.

LIVING ROOM: 5.22m x 3.23m (17'2" x 10'7")

Picture window to front elevation with far reaching countryside views. Ceramic fireplace with matching hearth housing gas fire with open grate and wooden surround. Pair of part glazed doors into:

DINING ROOM: 5.64m x 3.04m (18'6" x 9'12")

Sliding door to back elevation accessing sun terrace and rear garden. Decorative electric fireplace. Door into:

KITCHEN: 5.48m x 3.13m (17'12" x 10'3")

Window to back with garden views and part glazed door to side. "L-shaped" laminate work surface with ceramic tiled surround, inset double sink and four ring electric hob with extraction hood over. Wooden cupboards and drawers set under with integrated dishwasher, fridge and oven/grill. Complimentary tall and wall mounted cabinets with display shelving. Door into:

UTILITY CUPBOARD:

Wall mounted Worcester gas boiler. Laminate worktop along one wall with space and plumbing for washing machine/tumble dryer under. Water cylinder and consumer unit at high level. Power and light.

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

Window to side with townscape views. Doors into the following:

BEDROOM TWO: 3.71m x 3.28m (12'2" x 10'9")

Picture window to front with view towards the Kymin and surrounding countryside. Integrated wardrobe with wooden slatted shelving, hanging rail and storage.

FAMILY BATHROOM:

Frosted window to back. White suite comprising a low-level W.C, vanity unit with inset wash basin and panelled bath with shower head over on adjustable chrome rail. Ladder style radiator.

BEDROOM ONE: 3.26m x 3.92m (10'8" x 12'10")

Window to front with views towards the Kymin and surrounding countryside.

BEDROOM THREE: 2.82m x 3.04m (9'3" x 9'12")

Window to back elevation with garden and townscape views. Integrated wardrobe with hanging rail, shelving and storage and airing cupboard with full height wooden slatted shelving.

OUTSIDE:

The property is approached via an edged key block driveway with inset planted borders and parking for multiple vehicles providing access to: **SINGLE GARAGE: 3.78m x 5.80m:** Matching construction with a concrete base and flat roof. Personnel door and Up and over garage door to front and wooden framed windows to side and back. Power and light. A paved pathway leads to the enclosed rear garden with hedged and fenced boundaries. An extensive sun terrace is adjacent to the kitchen and ideal for alfresco dining. Steps lead up to a low maintenance lawned area with well stocked planted borders and vegetable growing area. Set in the corner, a greenhouse with power.

SERVICES:

Mains gas, electric, water and drainage. Council Tax Band E. EPC C.

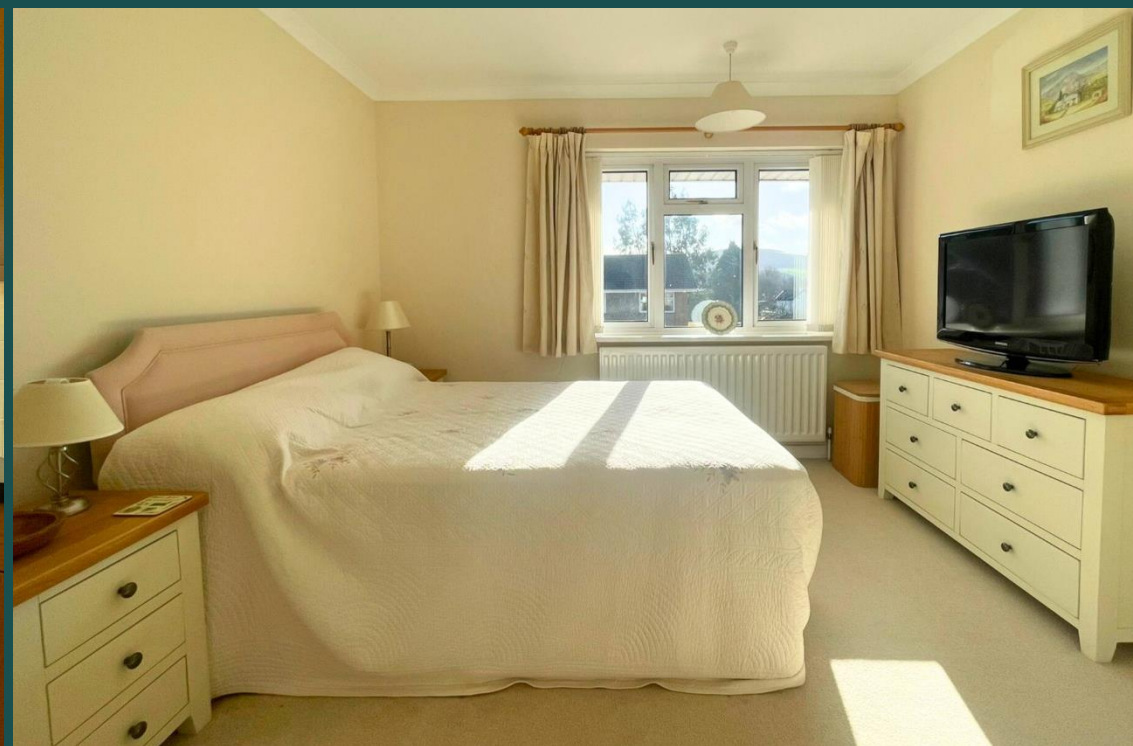
DIRECTIONS:

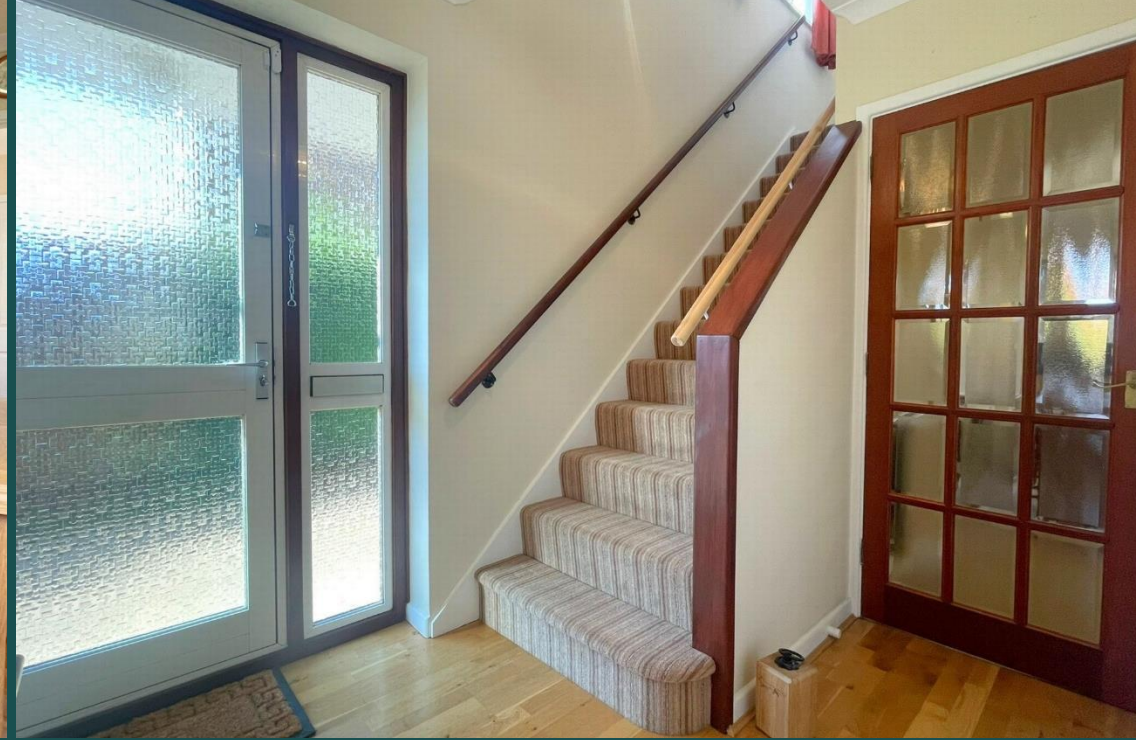
Take the Dixton Road out of Monmouth taking the first left into Dixton Close. Follow the road around to the right, carry straight on passing the left turning up to The Gardens and the property will be found on the left-hand side towards the end of the cul-de-sac.

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.



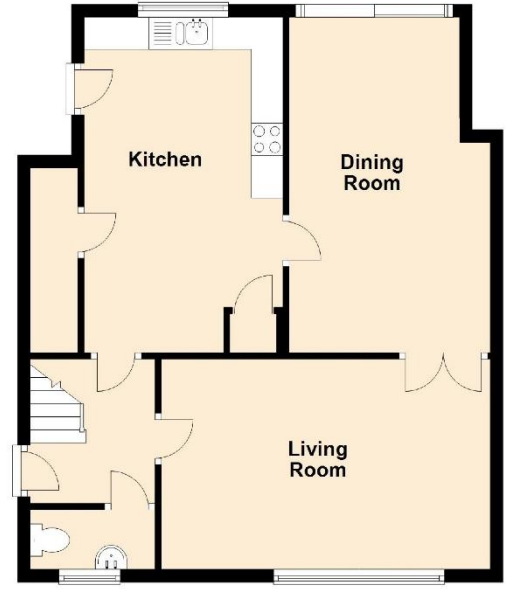
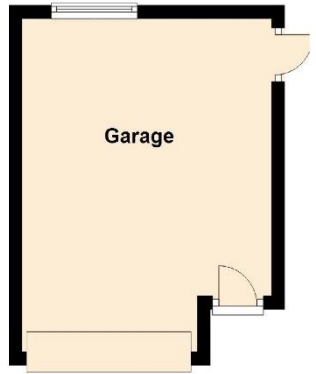




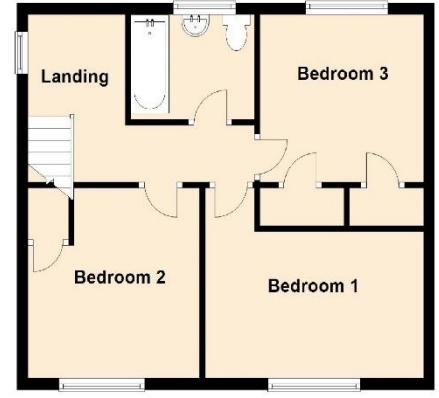
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Ground Floor



First Floor



FOR IDENTIFICATION ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	84

England, Scotland & Wales EU Directive 2002/91/EC

