



10 DIXTON CLOSE

MONMOUTH | MONMOUTHSHIRE

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AN EXCITING OPPORTUNITY TO ACQUIRE AN EXTENDED, BEAUTIFULLY PRESENTED 4 DOUBLE BEDROOM FAMILY HOME WITH A GENEROUS, ATTACHED ONE-BEDROOM SINGLE STOREY ANNEXE. PLANNING PERMISSION HAS BEEN GRANTED TO DEMOLISH THE ANNEXE AND REPLACE IT WITH A DETACHED DWELLING WITHIN THE GROUNDS FOR THOSE WHO WOULD RELISH THIS OPPORTUNITY. WONDERFUL VIEWS CAN BE APPRECIATED

- Wonderful modern family home and spacious one bedroom annexe •
- Sleek, open-plan kitchen and dining area with a delightful view towards The Kymin •
 - Bright and airy sitting room •
 - Four double bedrooms and a modern family bathroom •
- Fantastic location for Monmouth town centre and local schools •
 - Ample off-road parking •
 - Substantial double garage •

Distances from 10 Dixton Close

Monmouth 0.7 miles • Forest of Dean 9.1 miles • Ross-On-Wye 10.5 miles • Chepstow 17.6 miles • Hereford 18.2 miles • Abergavenny 18.3 miles • Newport 26.2 miles • Bristol 34.2 miles • Cardiff 38.6 miles • London 140.8 miles • Cardiff Airport 51.9 miles • Bristol Airport 52.1 miles • Birmingham Airport 78.3 miles • Abergavenny Train Station 17.3 miles • Chepstow Train Station 17.6 miles • Bristol Parkway Station 29.5 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

There are good connections to the main road network leading to M50, M4 and M5, making this an excellent location for commuting to the wider region. Monmouth boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock independent School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

This really is an exciting opportunity to purchase a modern, family home and an attached, spacious one bedroom bungalow. Planning permission has also been granted to demolish the bungalow and replace it with a detached 4 bedroom house within the grounds. The main house has a two storey extension completed approximately three years ago doubling the size of the property.

Step inside the main entrance through a contemporary front door. Soft oak grey flooring can be found in the entrance hall and throughout the ground floor. Various doors lead off to the ground floor rooms.

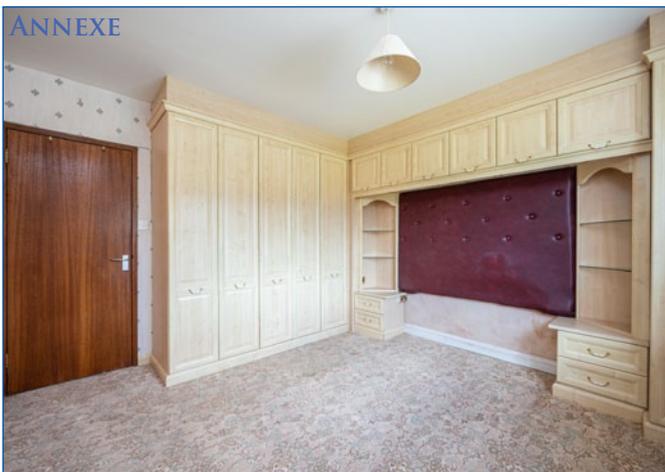
The main hub of the home is a bright and spacious open-plan kitchen and dining room. The kitchen was designed by Woodbrook Designs and comprises of a range of gloss graphite grey base units and gloss cream wall units. The kitchen fulfils all expectations in terms of functionality and practicality.

AEG integral appliances include a comfort lift dishwasher, full sized fridge, 4 ring induction hob, microwave / grill and double oven with a deep warming drawer. A Franke sink sits under the window within the Silestone worktops. A pantry cupboard has sliding drawers inside and there is even a cupboard for recycling needs. Completing the kitchen is a breakfast bar with display glass cabinets to one side where all of your finest crockery can be displayed.

The dining area has a window to the side and bi-fold doors with made to measure Allusion blinds that open onto the rear terrace. Al fresco dining can be enjoyed and wonderful views towards The Kymin can be appreciated whilst you dine.

A doorway in the dining area reveals the sitting room. Glazed French doors in the sitting room open out onto the terrace.





There is a handy utility room on the ground floor with a door leading directly to the parking area at the front of the property. It has a range of base and wall units and a stainless steel one and a half sink and drainer beneath the window. There are spaces for a washing machine, dryer and under counter freezer. To the rear of the utility room is a cloakroom.

Upstairs there are 4 double bedrooms and a modern family bathroom. The principal bedroom at the rear of the property has an en-suite shower room comprising of a corner shower, floating vanity unit with wash hand basin and a w.c. Wonderful views can be appreciated from both of the rear aspect bedrooms.

Bedrooms 2 and 3 both have fitted wardrobes created by Woodbrook Designs and large windows with a pleasant outlook. Bedroom 4 is at the front of the property opposite the family bathroom.

The family bathroom comprises of a white suite including a w.c, bath with shower above and a floating vanity unit and wash hand basin.

ANNEXE

The attached annexe is well proportioned with rooms of a generous size including the main entrance hall. Within the entrance hall is an extraordinarily large storage cupboard.

The open-plan kitchen and dining area has a fitted kitchen with granite work surfaces, a stainless steel one and a half sink and granite draining board. Integral appliances include a Siemens combination microwave oven, a single oven with deep warming drawer, AEG dishwasher, Neff four ring induction hob and a Liebherr frost free fridge and three drawer freezer. An arch from the dining area provides access to the sitting room.

The sitting room has an attractive fireplace with flame effect electric fire and French doors that open out onto a large patio at the rear of the property. Wonderful views can also be enjoyed from the annexe.

Just off the entrance hall is a wet room and bedroom. The bedroom has fully fitted wardrobes, side cabinets and overhead storage. A window at the rear provides a delightful view over the garden.

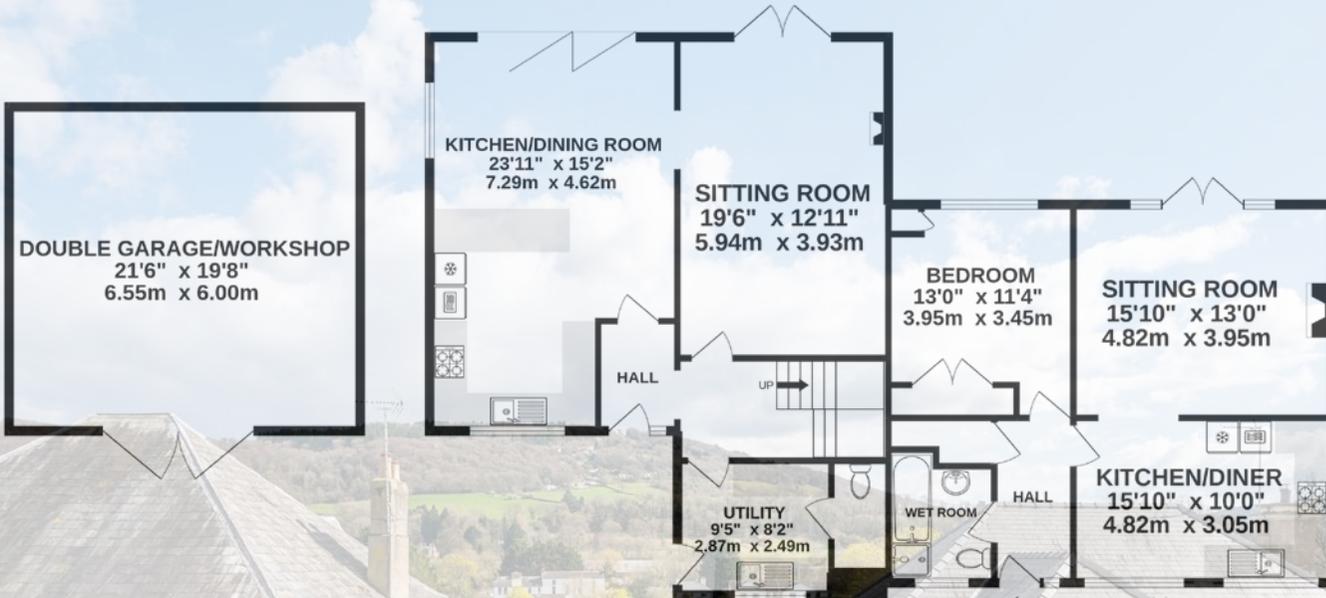
The wet room has a bath, shower area, w.c and wash hand basin.

OUTSIDE

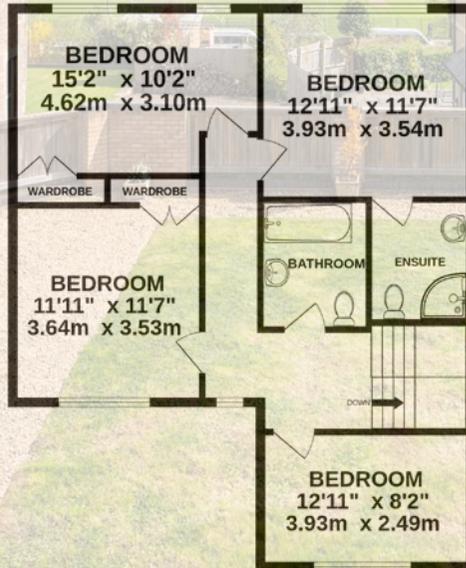
At the front of the property is an off-road parking area with parking for many vehicles and a double garage with power, lighting and an outside tap. Pretty, established flower beds add colour to the front aspect along with fruiting trees to include plum and apple.

There is access to the rear garden via the side of both the house and annexe, with sensor lights lighting the way.

GROUND FLOOR
1834 sq.ft. (170.4 sq.m.) approx.



1ST FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 2634 sq.ft. (244.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The path leads onto a large terrace ideal for al fresco dining during the summer months. A delightful view can be appreciated from here of Monmouth's leafy hills towards The Kymin, between the neighbouring properties. Steps lead down to a level lawn. The garden is enclosed by some brick walling and fence panels. A gravel area to the side of the annexe would be an ideal spot for a shed, hot tub or detached work from home office (STP).

KEY INFORMATION

Agents Note: There is planning permission granted to demolish the existing single storey annexe and construct a new dwelling in the garden curtilage of 10 Dixon Close. Application number DC/2011/01159

Services: Mains electricity, gas, water and drainage.

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

House Council Tax Band: E

Annexe Council Tax Band: C

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Dixon roundabout take the exit signposted to Monmouth and drive past Monmouth Comprehensive School on your left. Continue until you reach Dixon Close on the right. Follow the road around the bend to the right and the property will be found on your right.

Postcode: NP25 3PQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	80
(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	
WWW.EPC4U.COM			



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