

Dixton Isaf
Dixton Road, Monmouth



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Town and country properties



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Architect designed high efficiency 3 bedroom detached bungalow within minutes walk of the town centre. Future proofed with glass lift from parking and landscaped elevated back garden into residence. Spacious and light reception areas. Fully enclosed garden, swim spa and four private parking spaces.

Asking price of £575,000 Freehold

Built in 2011 and designed by a renowned local architect, this individual detached bungalow has been built to exacting standards with energy efficiency in mind. These specifications include but are not limited to; Green 'living' roof, underfloor heating provided by an air source heat pump, wooden high thermal double glazed windows and superb insulation. The location is both private and a level walk to the town centre, whilst the back garden and parking is above the property, a lift will take you effortlessly into the house. Services including electricity, water and drainage are mains.

ENTRANCE HALL: 2.90m x 4.76m (9'6" x 15'7")

Approached by double glazed door with contemporary matching side panels leading on to a central entrance hall with 'Mandarin' stone tiled floor. Doors to dining room, living room and inner lift lobby.

INNER LIFT LOBBY: 1.98m x 2.15m (6'6" x 7'1")

Glazed lift leading up to the garden and driveway. Large storage area. Door to cupboard housing the heating manifold.

BOILER ROOM:

Large pressurized hot water cylinder, 'Daikin' central heating boiler. Recently refitted manifold for under floor heating system.

LIVING ROOM: 6.30m average x 7.09m (20'8" x 23'3")

Principle reception room with wide set of bifold doors leading to the front patio which is well lit by large clerestory style roof windows. There is a useful study area set into an alcove with window to front. Door to storage cupboard.

UTILITY ROOM: 1.76m x 3.00m (5'9" x 9'10")

Well fitted in a U-shape along three walls with 'Maple' finish base units beneath lipped work surfaces, inset sink and side drainer with flexible monobloc mixer tap attachment. There is a separate hand held shower attachment. Wall units set either side of the room. Plumbing for washing machine.

KITCHEN/DINING ROOM: 4.75m x 7.16m (15'7" x 23'6")

Bifold doors to front with a large dining room area to the front. Kitchen area beautifully appointed with 'Maple' finish base units beneath work surfaces, inset 1½ bowl sink and side drainer, Island with reconstituted glass work surface with inset 4 ring induction hob beneath, circulating fan, matching range of base units, stylish glazed splash backs, integrated double oven and integrated microwave. Feature chimney breast with marble style hearth and herringbone brick surround. Clerestory style roof light.

INNER HALL: 3.87m x 1.16m (12'8" x 3'10")

Doors leading to two bedrooms, bathroom and cloakroom as well as storage cupboard.

CLOAKROOM:

Contemporary white suite comprising concealed cistern low level WC, pedestal wash basin with chrome finished monobloc mixer tap, tiled to dado height, tiled floor.

PRINCIPAL BATHROOM:

Modern suite comprising double ended panelled bath, pedestal wash basin, slimline low-level WC, corner glazed shower cubicle housing chrome finish shower.

PRINCIPAL BEDROOM: 5.52m x 4.27m maximum (18'1" x 14'0")

A good-sized L-shaped room with two pairs of French doors leading out into the front patio and swim spa which has a glazed canopy over. Vaulted ceiling.

ENSUITE:

Contemporary suite with floating vanity unit housing wash hand basin with monochrome mixer tap, slimline low-level WC. Large double width shower cubicle with low level lip. Tiled to full height.

BEDROOM 2: 4.23m x 2.75m (13'11" x 9'0")

A good sized second bedroom with vaulted ceiling and French doors leading to the front patio garden, vaulted ceiling, roof access hatch.

BEDROOM 3: 2.92m x 4.08m (9'7" x 13'5")

A good sized third double bedroom with double glazed window to front and French doors to front, vaulted ceiling.

GARDEN ROOM: 3.59m x 2.45m (11'9" x 8'0")

A beautiful addition to the property is the Garden room which is accessed from the back garden and has the glazed lift leading down into the main residence meaning that whilst this bungalow is on two levels outside, is absolutely future proofed with very limited steps or stairs and lift access.

OUTSIDE:

The property has wonderful hard and soft landscaped gardens. To the front there is a large patio area surrounded by beds well stocked with an array of shrubs, trees, flowering plants, as well as fruit producing trees. A secure gate leads from the front across the property and on to a glazed roofed area above a modern swim spa. Steps lead via a timbered gate on to the rear garden. The back garden is predominantly patio with decking areas, large beds well stocked with an array of shrubs, trees and flowering plants. A pathway leading to two parking bays. From the decking area, you have wonderful views towards the Kymin and over the school playing fields.

SERVICES:

Mains Water, drainage and electricity. Heating via air source heat pump servicing 'wet' underfloor heating. Council Tax Band G. EPC Rating C.

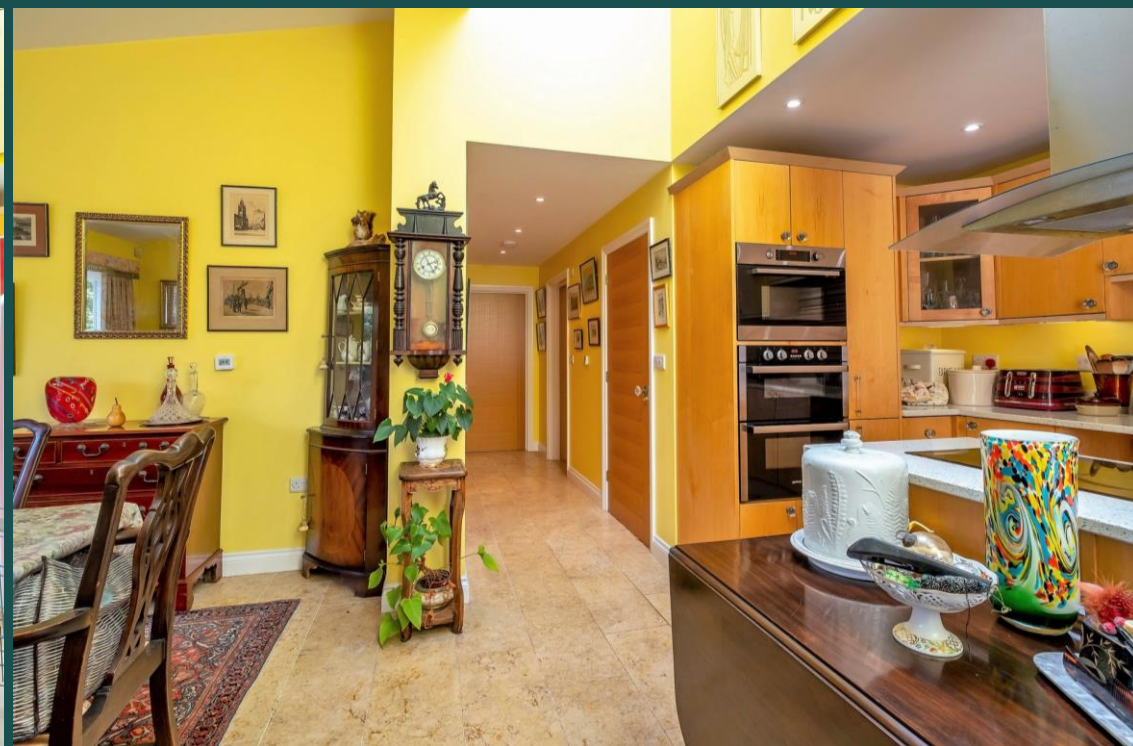
DIRECTIONS:

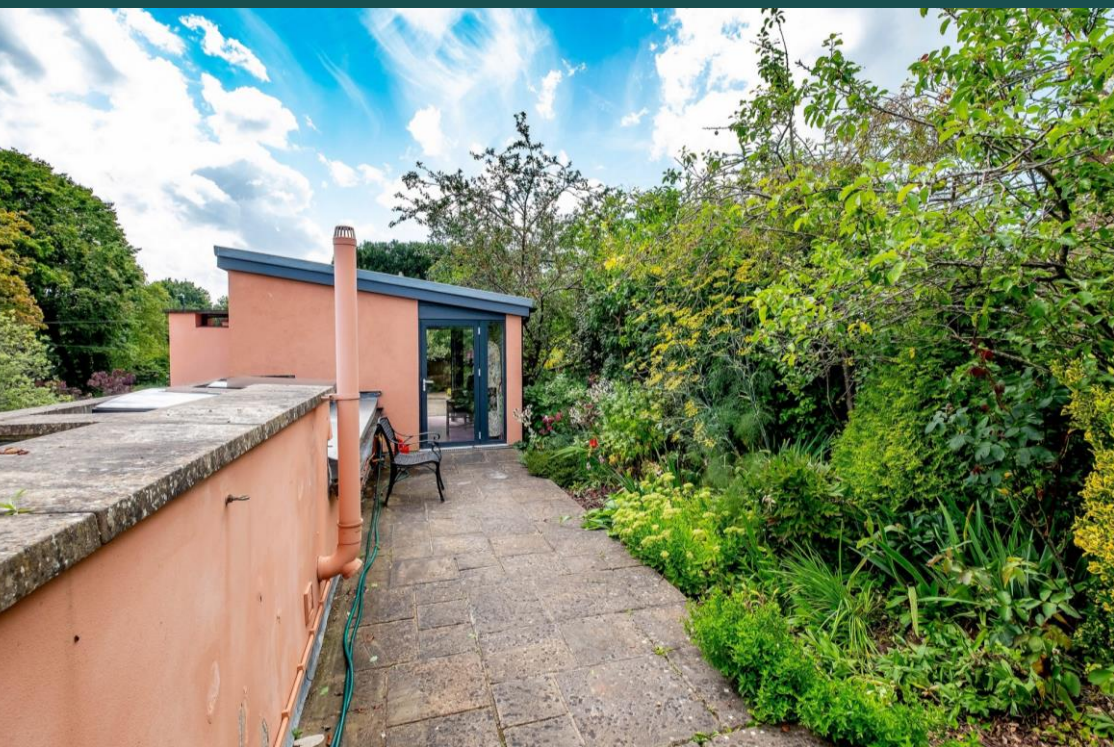
From Priory Street go straight over the traffic lights passing the comprehensive school on your right and after the slow left-hand bend Dixton Isaf driveway will be seen on your left approximately 50 yards after the new school roundabout.

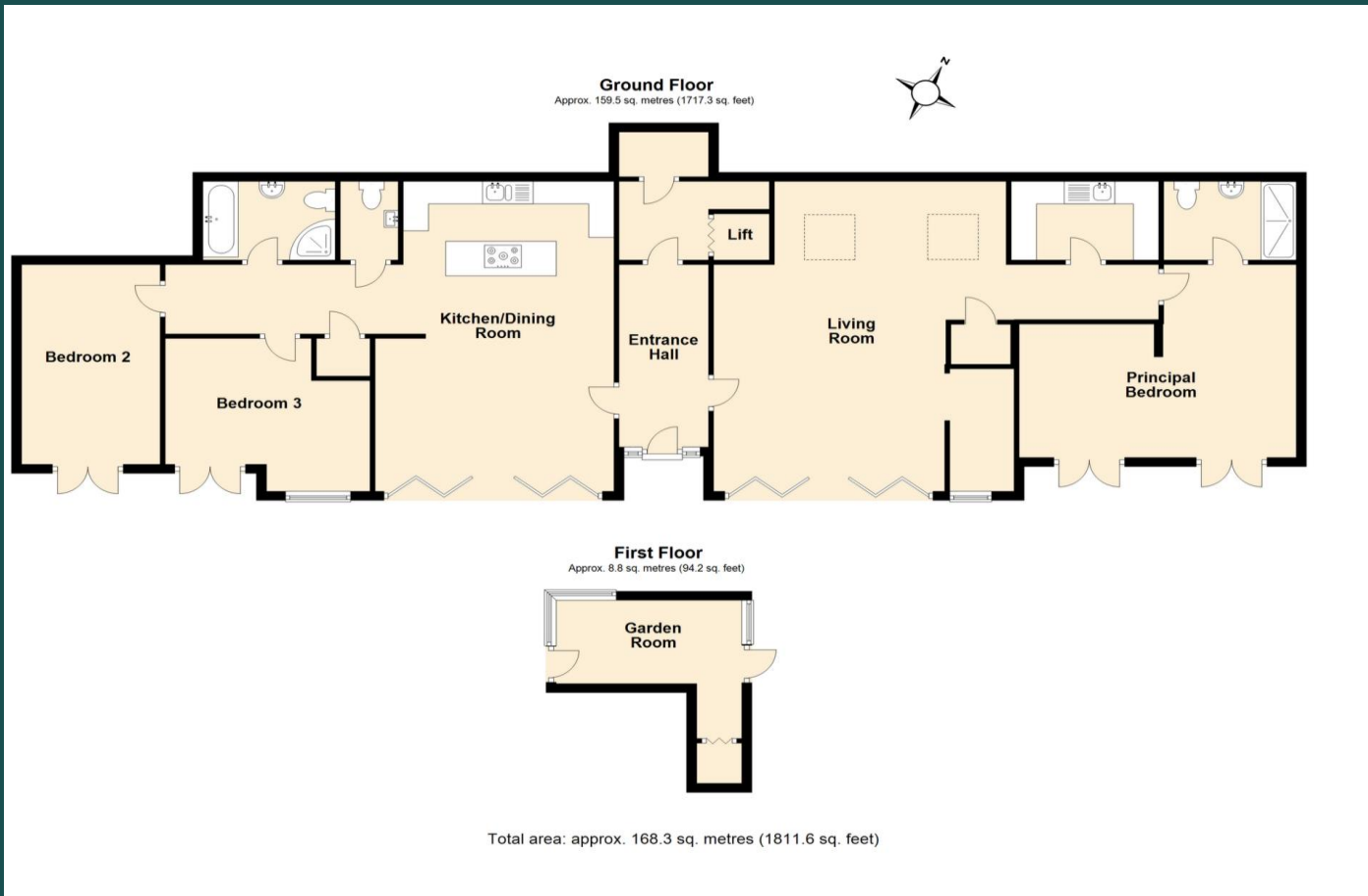
Roscoe Rogers & Knight would like to draw your attention to the following notes:

- 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.









FOR IDENTIFICATION ONLY

Westbury House

Dixton House

Energy Efficiency Rating

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		

Current: 71, Potential: 79

England, Scotland & Wales

EU Directive 2002/91/EC



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