



11 Blestium Drive, Usk. NP15 1TS

£400,000

Tenure Freehold

- WELL MAINTAINED DETACHED FAMILY HOME
- POPULAR MODERN DEVELOPMENT ON THE OUTSKIRTS OF USK
- ENTRANCE HALL & GROUND FLOOR CLOAKROOM/WC
- GOODSIZE LOUNGE
- LARGE KITCHEN/DINER OPENING TO GARDEN
- 4 BEDROOMS
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- PRIVATE SUNNY REAR GARDEN
- LONG DRIVEWAY AND GARAGE
- VIEWING RECOMMENDED

A well maintained detached family home situated on this popular modern development lying on the outskirts of Usk, within easy access of the town, local schools and A449.

The property benefits from along driveway leading to the garage and private enclosed rear garden.

Further accommodation comprises; To the ground floor: An entrance hall with stairs to the first floor, storage cupboard beneath, cloakroom/wc.

A good size lounge enjoys an outlook to the front. The separate kitchen/diner is fitted with an extensive range of wall and base units having built in oven & hob, peninsula breakfast bar. Double doors open to the rear garden.

To the first floor: A landing leads to 4 bedrooms the master benefiting from an en-suite shower room and built in wardrobe. A family bathroom serves the remaining bedrooms.

Outside: To the front: A forecourt laid with stone, pathway extending to the main entrance. A driveway provides access to the garage, gate to rear garden.

To the rear: A patio area enjoys a sunny aspect, opening on to a private garden laid to lawn with bordering beds.

Services:

All mains services connected.

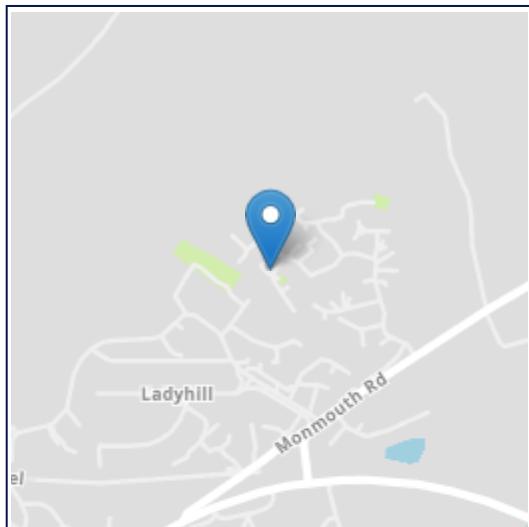
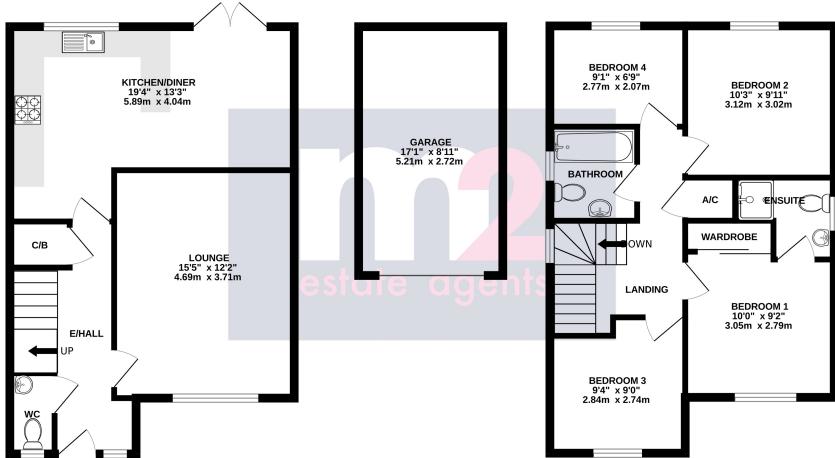
Council Tax Band:

Monmouthshire Band F

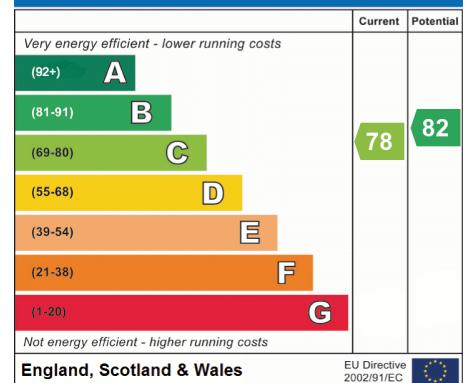


GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.

1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



Energy Efficiency Rating



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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