



**47 Burrium Gate, Usk. NP15 1TN**  
**Offers Over £499,950**  
**Tenure Freehold**

- 4 BEDROOMS
- SUPERB CONTEMPORARY KITCHEN/DINER
- OPEN PLAN CONSERVATORY
- LOUNGE & DINING ROOM
- GARAGE & PARKING
- DETACHED GARDEN OFFICE
- LANDSCAPED GARDENS
- ADDITIONAL PARKING FOR 8M MOTOR HOME
- 2 REFITTED SHOWER ROOMS & W/C
- NO CHAIN

Rare to the market is this L-shaped family home covering over 1566 sqft of accommodation, situated on a corner plot, on this highly popular development. The immaculate and modernised interior offers spacious accommodation including the addition of an open plan conservatory and detached garden room/office.

The entrance hall features stairs to first floor and a modern cloakroom/wc. A good size lounge, enjoys an outlook to the front with a separate dining room, having a dual aspect, now utilised as study with extensive storage to one wall. A recently fitted, contemporary kitchen is fitted with a full range of appliances including a filtered cold & boiling tap, quartz work surfaces and ample space for a table. A tiled floor extends through to the conservatory with French doors to the garden.

Upstairs the landing leads to 4 bedrooms. The master enjoying a dual aspect, with built in wardrobes. Both the family shower room and en suite shower have recently been updated with contemporary suites having oversized cubicles and rain showers with wands.

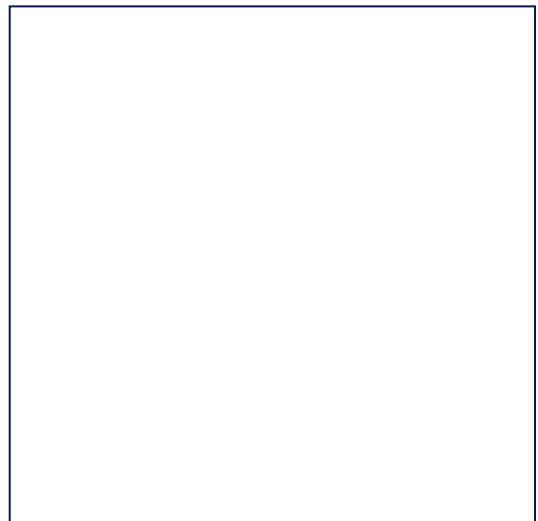
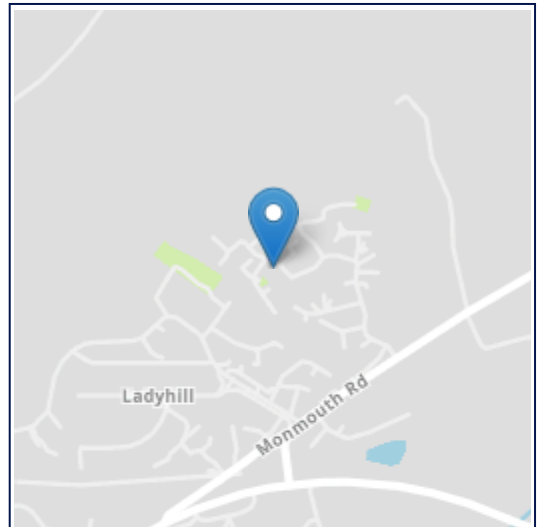
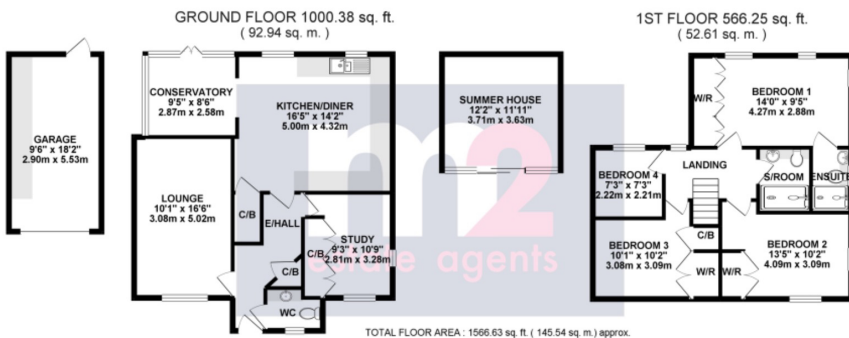
Outside: The property occupies a large corner plot with easily maintained forecourt to front enclosed by railings. A drive provides parking and leads to the single garage. A further gated hardstanding currently provides secure parking for an 8m motor home. To the rear is an easily maintained landscaped garden. A decked seating area leads down to a private garden laid with stone enclosed by fencing with mature tree and randomly planted shrubs. A modern summer house provides a useful office/gym. The single garage is accessed via an up and over door with pedestrian door to rear.

Services:

all main services connected

Council Tax Band:

F



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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