



**12 Blestium Drive, Usk. NP15 1TS**  
**£400,000**  
**Tenure Freehold**

- MODERN DETACHED FAMILY HOME
- POPULAR LOCATION ON THE FRINGE OF USK
- ENTRANCE HALL & CLOAKROOM/WC
- GOOD SIZE LOUNGE
- BRIGHT KITCHEN/DINER OPENING TO GARDEN
- 4 BEDROOMS
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- ENCLOSED REAR GARDEN
- GARAGE & HARDSTANDING

**17 Bridge Street, Usk, NP15 1BQ**  
**M2 Estate Agents Usk 01291 672827**  
**www.m2ea.co.uk**

This detached family home benefits from a sunny aspect garden and garage to the side. Located on the ever popular Burrium Gate development, situated within easy access of the local primary school, Usk centre with its host of amenities and the A449 leading to the M50 & M4.

An entrance hall with stairs to first floor and cloakroom/wc off. A good size lounge with window to front. The large, separate kitchen/diner is fitted with an extensive range of wall & base units with peninsula breakfast bar, built in oven & hob, French doors lead to the rear garden.

Upstairs a landing provides access to 4 bedrooms, the master having an en-suite shower room. A family bathroom serves the remaining bedrooms.

Outside: to the front a garden laid to lawn, planted with shrubs. Paved pathways extend to the main entrance and side access via gate. To the rear a patio area leads onto a garden laid to lawn, bordering beds enclosed by fencing and walling. Timber shed to remain.

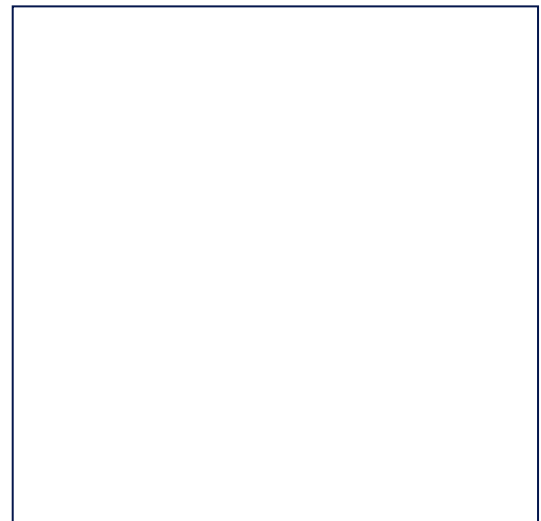
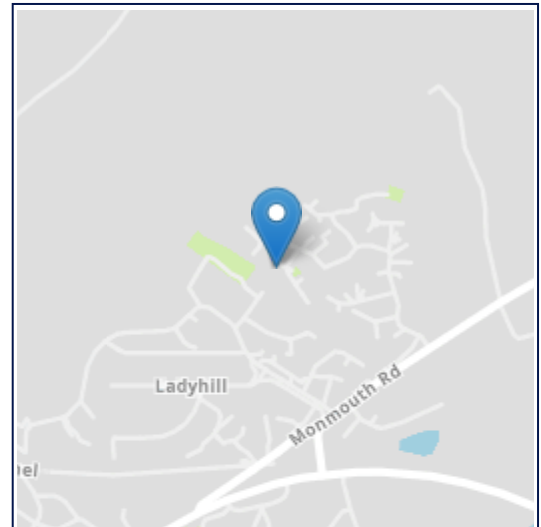
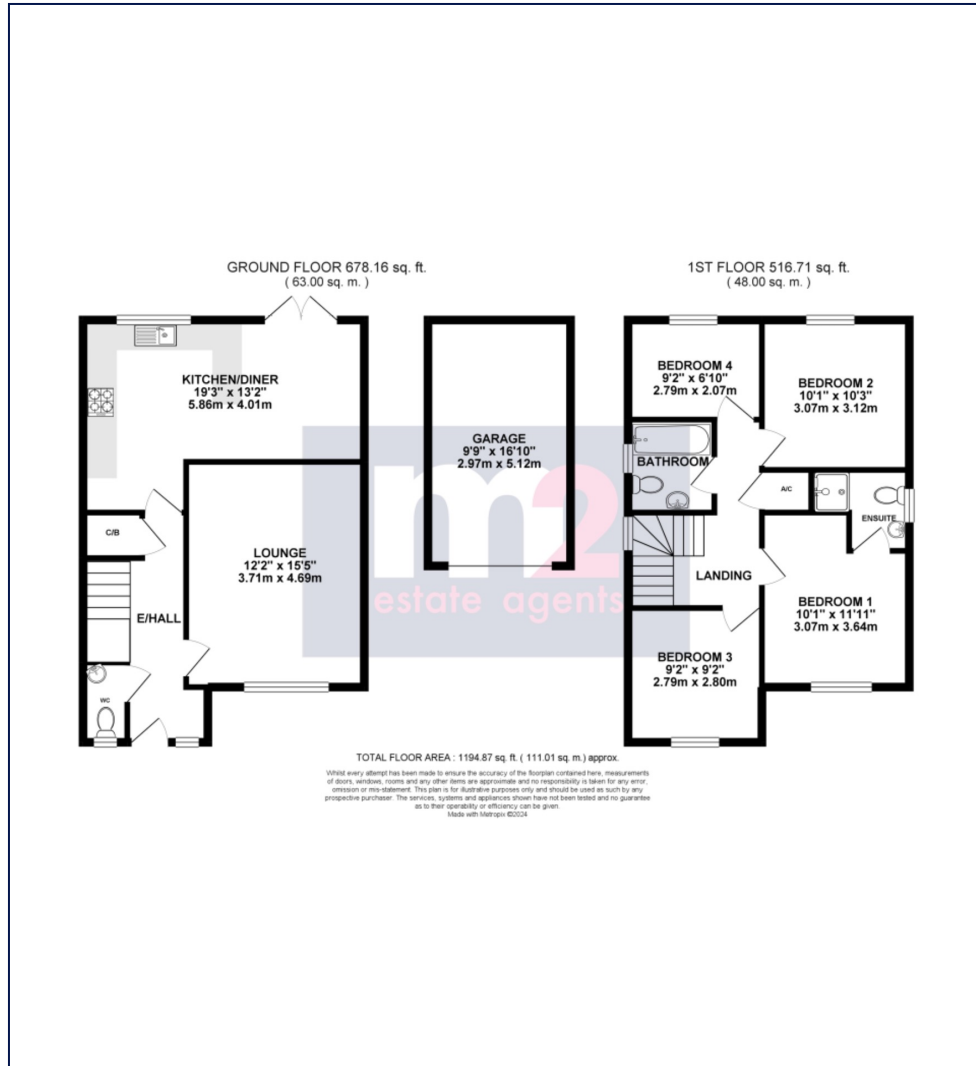
Garage is to the right of the property in a block, accessed via an up & over door with hardstanding in front.

Services:

All mains 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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I/We acknowledge that I/we have read and understand your terms letter and that these property ( 12 Blestium Drive, Usk, NP15 1TS ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_