



## Blacksmith Close, Blackwood, NP12 0BG

£360,000

- Bay Fronted Detached House
- Spacious Lounge
- Double Glazed Conservatory
- Family Bathroom
- Double Garage with Double Driveway
- Four Bedrooms and Master En-Suite
- Modern Kitchen/Dining Room
- Cloakroom/WC & Utility Room
- Level Enclosed Rear Garden
- Close to Schools and Local Village Shops

# Blacksmith Close, Blackwood NP12 0BG

Located in the village of Oakdale this modern bay fronted detached house offers a perfect blend of comfort and style. With four well-proportioned bedrooms, including a master suite this property is ideal for families seeking both space and privacy. The house boasts three inviting reception rooms, providing ample space for relaxation and entertainment. The spacious lounge is perfect for unwinding after a long day, while the conservatory invites natural light and offers a delightful space to enjoy the garden views throughout the seasons. The modern kitchen and dining room create a wonderful hub for family meals and gatherings, equipped with contemporary fittings that cater to all your culinary needs including a boiler tap and island/breakfast bar. For those with vehicles, the property features a double garage along with off-road parking, ensuring convenience for both residents and guests. The outdoor space is equally appealing, providing a safe and enjoyable environment for children to play or for hosting summer barbecues. This detached house in Blackwood is not just a home; it is a lifestyle choice, offering a peaceful setting while remaining close to local amenities and transport links. With its modern features and spacious layout, this property is a must-see for anyone looking to settle in a welcoming community with excellent schools, good road links and local shops. Viewing essential.



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C

Council Tax Band: E



### Entrance Hall

Double glazed entrance door, double glazed window to front aspect, coved and painted finish to walls and ceiling, stairs leading to first floor accommodation, store cupboard, radiator.

### Cloakroom/WC

Double glazed window to front aspect, painted finish to walls and ceiling, low level WC, corner wash hand basin, radiator.

### Lounge

12'2" x 17'3" (3.71 x 5.27)

Double glazed bay window to front aspect, double glazed window to side aspect, coved and painted finish to walls and ceiling, gas fire set in feature fireplace surround, radiators, double doors leading to kitchen/dining room.

### Kitchen/Dining Room

25'5" x 12'2" (7.75 x 3.71)

Double glazed window to rear aspect, coved and painted finish to walls and ceiling, spot lighting, modern base and wall cabinets, bowl and a half stainless steel single drainer sink with boiler tap, electric hob, two ovens, built in dishwasher, island unit/breakfast bar with small fridge, space for large fridge/freezer, tiled splash backs, laminated wood flooring, space for dining table, understairs storage, radiator, double glazed sliding doors leading to conservatory.

### Utility Room

painted finish to walls and ceiling, wall cupboards housing wall mounted gas central heating boiler and space for washing machine, plumbing for automatic washing machine, double glazed door leading to outside, radiator.

### Conservatory

8'8" x 9'7" (2.66 x 2.94)

A double glazed and brick built conservatory with polycarbonate roof, double glazed French doors leading to rear garden, under floor heating, tiled flooring.

### Landing

Painted finish to walls and ceiling, access to loft space.

### Bedroom One

12'1" x 12'10" (3.70 x 3.93)

Double glazed windows to front and side aspects, painted finish to walls and ceiling, two radiators, built in wardrobes.

### En-Suite Shower Room

Double glazed window to side aspect with obscured glass, painted finish to walls and ceiling, shower enclosure with shower, low level WV, wash hand basin, radiator.

### Bedroom Two

9'6" x 12'11" (2.90 x 3.94)

Double glazed window to front aspect, painted finish to walls and ceiling, built in wardrobes, radiator.

### Bedroom Three

9'10" x 11'4" (3.00 x 3.47)

Double glazed window to rear aspect, painted finish to walls and ceiling, radiator.

### Bedroom Four

8'11" x 7'6" (2.73 x 2.30)

Double glazed window to rear aspect, painted finish to walls and ceiling, radiator.

### Family Bathroom

6'1" x 10'10" (1.86 x 3.31)

Double glazed window to rear aspect with obscured glass, painted finish to walls and ceiling, panel bath with mixer tap and shower attachment, low level WC, wash hand basin, cupboard housing hot water tank, radiator.

### Outside

#### Front Garden

Shared pathway with number 3 leading to front door, lawned garden, gated pathway leading to rear garden.

#### Rear Garden

A level garden with patio and artificial grass, wall boundaries, cold water tap, gated access to parking area.

### Off Road Parking and Double Garage

A double garage with two up and over doors, parking area to the front of garage for two cars.







## Directions



## Viewings

Viewings by arrangement only. Call 01495 239686 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

