



## Ashgrove, Highfields, Blackwood, NP12 1WR

Offers Over £300,000

- Spacious Detached Property
- Lounge with French Doors
- Kitchen and Utility Room
- Lovely Gardens Front and Rear
- Viewing Recommended
- Three Double Bedrooms
- Dining Room with Bay Window
- En-Suite Shower Room and Family Bathroom
- Driveway and Garage
- Chain Free

# Ashgrove, Blackwood NP12 1WR

Located in the sought after Ashgrove, Blackwood, this spacious detached house offers a perfect blend of comfort and style. With three generously sized double bedrooms, including a convenient en-suite and good sized bathroom this property is ideal for families or those seeking extra space. The home features two inviting reception rooms, providing ample space for relaxation and entertaining. The lounge is perfect for unwinding after a long day, while the dining room offers a delightful setting for family meals and gatherings. The well-appointed kitchen, complemented by a utility room, ensures that all your culinary needs are met with ease. Outside, the property boasts lovely gardens that provide a serene outdoor retreat, perfect for enjoying the fresh air or hosting summer barbecues. The garage and driveway offer parking for two vehicles, adding to the convenience of this wonderful home. Viewing recommended. Offered for sale with no onward chain.



Council Tax Band: E



### Entrance Hall

Entrance door, coved and textured finish to ceiling, painted finish to walls, stairs leading to first floor accommodation.

### Cloakroom/WC

Double glazed window to side aspect with obscured glass, coved and textured finish to ceiling, painted finish to walls, low level WC, wash hand basin, heated towel rail.

### Dining Room

2.70 x 2.65 (8'10" x 8'8")

Double glazed bay window to front aspect, coved and textured finish to ceiling, painted finish to walls, radiator.

### Lounge

4.78max x 3.79 min x 3.66 max 2.43 min (15'8"ax x 12'5" min x 12'0" max 7'11" min)

Double glazed window to rear aspect, coved and textured finish to ceiling, painted finish to walls, fireplace with electric fire, two radiators, double glazed french doors leading to rear garden.

### Kitchen

2.68 x 2.56 (8'9" x 8'4")

Double glazed window to side aspect, coved and textured finish to ceiling, base and wall units, stainless steel single drainer sink, electric hob, extractor hood, double oven, tiled flooring, radiator.

### Utility Room

1.70 x 2.41 (5'6" x 7'10")

Coved and textured finish to ceiling, painted finish to walls, double glazed window to side and rear aspect, plumbing automatic washing, wall mounted gas central heating boiler, radiator, double glazed door leading to rear garden.

### Landing

Double glazed window to side aspect, coved and textured finish to ceiling, painted finish to walls, access to loft, radiator, cupboard housing hot water tank.

### Bedroom One

4.55 inc wardrobe x 3.07 (14'11" inc wardrobe x 10'0")

Two double glazed window to front aspect, coved and textured finish to ceiling, painted finish to walls,, fitted wardrobes with sliding mirrored fronts, radiator.

### En-Suite

1.97 x 2.05 (6'5" x 6'8")

Double glazed window with obscured glass to front

aspect, coved and textured finish to ceiling, painted finish to walls, pedestal wash hand basin, low level WC, shower enclosure with electric shower, tiled flooring, radiator.

### Bedroom Two

2.72 x 3.85 (8'11" x 12'7")

Double glazed window to rear aspect, coved and textured finish to ceiling, painted finish to walls, fitted wardrobes with bedside cabinets, radiator.

### Bedroom Three

3.83 x 2.72 (12'6" x 8'11")

Double glazed window to rear aspect, coved and textured finish to ceiling, painted finish to walls, fitted wardrobe, radiator.

### Bathroom

2.79 x 1.83 (9'1" x 6'0")

Double glazed window to side aspect with obscured glass, upvc finish to ceiling, tiled finish to walls, bath tub, low level WC, wash hand basin, heated towel rail.

### Outside

#### Front Garden

Pebbled open plan garden with shrubs, pathways to both sides leading to rear garden.

#### Rear Garden

Large rear garden with patio area, lawn and shrubs, cold water tap.

#### Driveway

A paved driveway offering parking space leading to Garage.

#### Garage

With up and over door, power and light, doorway leading to entrance hall.



## Directions



## Viewings

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

## EPC Rating:

D

