



## The Glade, Blackwood, NP12 2HB

Offers Over £450,000

- Peaceful Village Location Close to Sirhowy Valley Country Walk
- Four Bedrooms
- Large Lounge with Bay Window & French Doors
- Kitchen with Appliances & Utility Room
- Enclosed Rear Garden
- Substantial Detached Home
- Family Bathroom | 2 En-Suites | Cloakroom/WC
- Family Room, Dining Area and Study
- Double Garage & Double Driveway
- Viewing Essential to Fully Appreciate

# The Glade, Blackwood NP12 2HB

Located in the charming village of Wyllie, Blackwood, this modern detached house offers a perfect blend of comfort and style. With four spacious bedrooms, including two en-suite shower rooms, this property is ideal for families seeking both space and convenience. Upon entering, the hallway you are greeted by a welcoming lounge featuring a delightful bay window and French doors that fills the room with natural light. The home boasts four reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a quiet study, a lively family room, or a formal dining area, this house caters to all your needs. The well-appointed kitchen, accompanied by a utility room, is designed for both functionality and ease, making meal preparation a pleasure. The property also benefits from a family bathroom and ground floor cloakroom/WC ensuring that everyone has their own space. Outside, the garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings. The double driveway and double garage provide parking for up to four vehicles, adding to the convenience of this splendid home. Located near the picturesque Sirhowy Valley Country Walk, this property not only offers a beautiful living space but also easy access to nature and outdoor activities. This delightful home in Wyllie is a rare find, combining modern living with the charm of village life. Don't miss the opportunity to make it your own.



Council Tax Band: G



### Entrance Hall

Via storm porch, double glazed entrance door, coved and painted finish to walls and ceiling, stairs leading to first floor accommodation, understairs storage, radiator.

### Cloakroom/WC

Coved and painted finish to walls and ceiling, low level WC, wash hand basin, radiator.

### Study

7'7" x 8'4" (2.32 x 2.56)

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

### Lounge

11'6" x 23'9" (3.52 x 7.26)

Double glazed bay window to front aspect, coved and painted finish to walls and ceiling, gas fire set in feature surround, radiators, double glazed French doors leading to rear garden, double doors leading to family room.

### Family Room

10'10" x 10'4" (3.31 x 3.16)

Coved and painted finish to walls and ceiling, radiator, laminated wood flooring, double glazed French doors leading to rear garden, door to entrance hall, open to kitchen.

### Kitchen

12'0" x 10'9" (3.66 x 3.29)

Double glazed window to rear aspect, coved and painted finish to walls and ceiling with spot lighting, base and wall cabinets, stainless steel single drainer sink, tiled splash backs, built in fridge, freezer, dishwasher, 5 ring gas hob, extractor hood and electric double oven, tiled flooring, open to dining area.

### Dining Area

8'1" x 10'0" (2.48 x 3.05)

Double glazed window to side aspect, coved and painted finish to walls and ceiling, radiator, tiled flooring.

### Utility Room

8'4" x 8'0" (2.56 x 2.44)

Double glazed window to side aspect, coved and painted finish to walls and ceiling, single drainer sink, tiled splash back, plumbing for automatic washing machine, space for tumble dryer and

fridge/freezer, tiled flooring, double glazed door leading to outside, door leading to garage.

### Landing

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

### Bedroom One

11'8" x 11'6" (3.57 x 3.51)

Double glazed window to front aspect, coved and painted finish to walls and ceiling, walk in wardrobe, radiator.

### En-Suite Shower Room

7'0" x 5'9" (2.15 x 1.76)

Double glazed window to side aspect with obscured glass, coved and painted finish to walls and ceiling with spot lighting, walk in shower enclosure, pedestal wash hand basin, low level WC, tiled flooring, radiator.

### Bedroom Two

9'10" min x 10'4" (3.00 min x 3.15)

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

### Bedroom Three

7'11" x 11'11" (2.43 x 3.65)

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

### En-Suite Shower Room

7'1" x 5'9" (2.17 x 1.77)

Double glazed window to rear aspect with obscured glass, coved and painted finish to walls and ceiling with spot lighting, shower enclosure, low level WC, wash hand basin, radiator.

### Bedroom Four

7'11" x 10'4" (2.43 x 3.15)

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

### Outside

#### Double Driveway

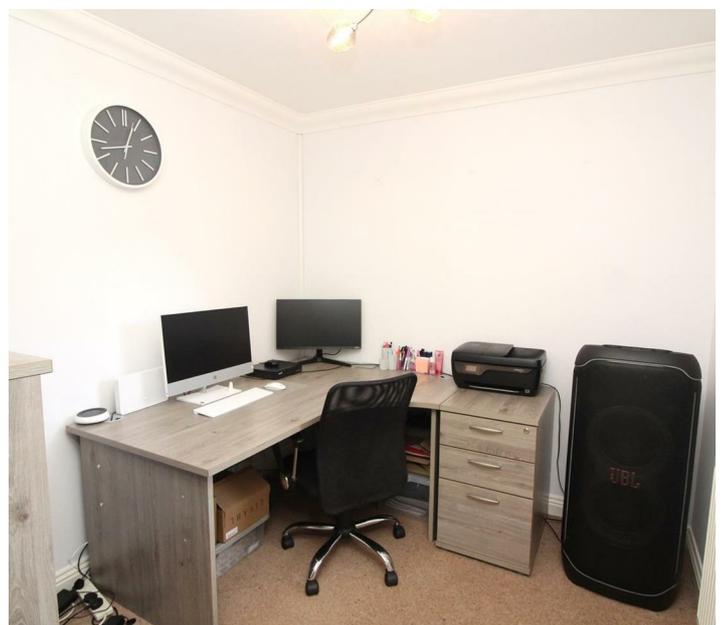
A double width paved driveway offering parking for 2 vehicles, gated pathways to both sides leading to rear garden.

#### Double Garage

A double garage with up and over door, power and light, double glazed window, pedestrian access to utility room.

## Rear Garden

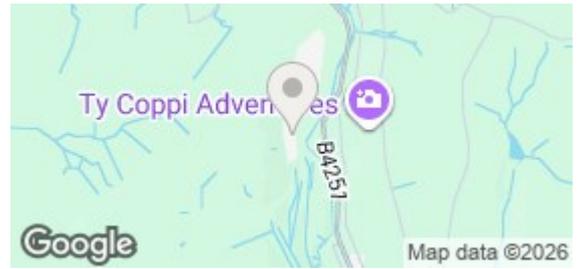
A level garden with paved seating area and lawn, cold water tap, fence and conifer tree boundaries.







## 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) A			86
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

