



## 11 Burnet Drive, Blackwood NP12 2FN

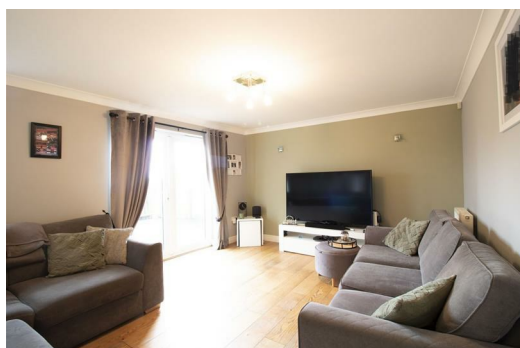
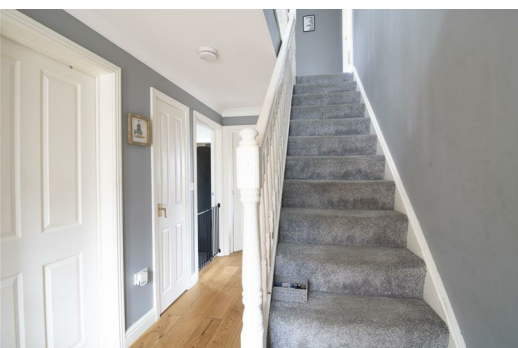
**Offers in the region of £325,000**

**\*\*SUBSTANTIAL FOUR BEDROOM DETACHED HOUSE\*\***

Nestled in the charming area of Burnet Drive, Pontllanfraith, Blackwood, this good size detached house offers an impressive layout. The heart of the home is undoubtedly its generous living areas boasting two reception rooms with a third reception partly converted from the garage, providing ample space for both relaxation and entertaining. The residence features four well-appointed bedrooms, ensuring that there is plenty of room for family and guests alike. Each bedroom is designed with comfort in mind, offering a peaceful retreat at the end of the day. Additionally, the property includes a Jack and Jill family bathroom, en-suite to master and ground floor cloak/wc providing convenience and privacy for all occupants.

The property offers an enclosed good size rear garden and off road parking for multiple vehicles, a valuable asset in today's busy world. The surrounding area is known for its friendly community and convenient access to local amenities, making it an ideal location for families and professionals.

This delightful home on Burnet Drive is not just a property; it is a place where memories can be made, with a spacious interior, it presents an excellent opportunity for anyone looking to settle in a welcoming neighbourhood. Do not miss the chance to make this wonderful house your new home.





### Entrance Hall

13'7" x 6'5" (4.15 x 1.97)

UPVC double glazed front door, plaster walls and ceiling with coving, wood effect flooring, under stairs W/C stairs leading to first floor.

### Reception

10'1" x 9'5" (3.08 x 2.89)

UPVC double glazed window to front, plaster walls and ceiling with coving, power points, radiator, wood flooring.

### Reception

18'2" x 8'11" (5.54 x 2.72)

UPVC double glazed window to front, partly converted from garage

### Kitchen

18'7" x 9'4" (5.68 x 2.86)

UPVC double glazed window to rear, UPVC door on side leading to rear garden. Fitted kitchen with matching floor/wall units, Built in electric oven with 5 ring gas hob and extractor fan, tile splash back, two separate stainless steel bowl sinks with mixer taps, plaster walls and ceiling, radiator, power points, tiled flooring.

### Lounge

12'2" x 15'7" (3.71 x 4.77)

UPVC double glazed window to rear, UPVC double glazed door leading to rear garden, plaster walls and ceiling with coving, power points, radiator, wood effect flooring.

### W/C

4'11" x 2'65'8" (1.52 x .81)

Low level WC, small rectangle wash hand basin, plaster walls and ceiling, heated towel radiator, tiled floor.

### Landing

6'7" x 18'4" (2.02 x 5.61)

UPVC double glazed window to front. plaster walls and ceiling with coving, carpet, airing cupboard with boiler, roof access hatch with drop down ladder leading to loft space that is boarded.

### Master Bedroom

11'5" x 12'11" (3.50 x 3.95)

UPVC double glazed window to rear, plaster walls and ceiling with coving, power points, radiator, carpet, built in wardrobe, laminate flooring.

### En-suite

9'0" x 3'10" (2.75 x 1.18)

UPVC double glazed obscure window to side, walk in shower cubicle, low level WC, wash hand basin, 1/2 tiled and plaster walls and ceiling, radiator, vinyl flooring.

### Bedroom 2

11'10" x 11'1" (3.63 x 3.40)

UPVC double glazed window to rear, plaster walls and ceiling with coving, power points, radiator, carpet, door leading to Juliet bathroom

### Bathroom

9'7" x 6'5" (2.93 x 1.96)

UPVC double glazed obscure window to side, panel bath, wash hand basin, low level WC, 3/4 tiled and plaster walls and ceiling, vinyl floor, radiator.

### Bedroom 3

8'7" x 9'8" (2.64 x 2.95)

UPVC double glazed window to front, plaster walls and ceiling with coving, power points, radiator, carpet

### Bedroom 4

9'0" x 8'11" (2.76 x 2.72)

UPVC double glazed window to front, plaster walls and ceiling with coving, power points, radiator, laminate flooring

### External

To the front: Driveway in front of the house providing parking for multiple vehicles, lawn with side access.

To the rear: Enclosed rear garden with side access, decked area following out from lounge, steps down to patio area and artificial grass lawn area

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

