



Blenheim Avenue, Magor

£575,000

Positioned on Magor's desirable Blenheim Avenue, this extended, detached home offers a rare opportunity to enjoy spacious, modern living. Thoughtfully updated throughout, the property blends comfort, flexibility and elegance - perfect for families or those seeking room to grow.

The ground floor is designed for versatility and connection. Beyond a welcoming hallway, the spacious lounge offers ample family space, while the adaptable dining room - currently a home gym - could easily transform into a formal dining space, playroom, or fifth bedroom.

At the heart of the home lies a bright and spacious open-plan kitchen-diner-snug, where cooking, dining, and relaxing flow seamlessly together. Double doors open onto a refreshed patio and garden, creating a perfect setting for alfresco meals, weekend gatherings, or simply enjoying the outdoors in comfort.

A dedicated study provides space for remote work or creative pursuits, whilst the separate utility adds convenience, with storage and space for laundry appliances and double fridge freezer.

Four generously sized double bedrooms provide sanctuaries for rest and relaxation. Two sleek bathrooms, including a convenient downstairs shower room, cater effortlessly to everyday life.

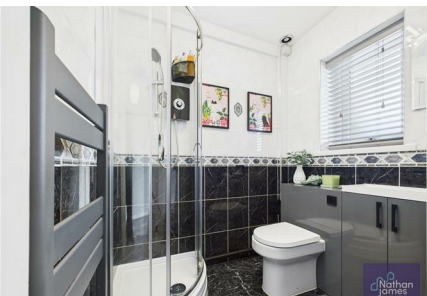
Outside, the lifestyle appeal continues with a contemporary additional room offering flexible space for a bar or extra living space. Whether hosting guests or unwinding after a long day, this room brings character and calm in the relaxing and private garden.

The ample driveway ensures ease for both residents and visitors, and the generously proportioned garage, complete with electric door and a convenient WC, provides secure parking and additional versatility - ideal for hobbies, equipment, or conversion into a home studio or workshop.

This is more than a property - it's a home designed for modern living. With spacious interiors, flexible zones, and a location that balances community charm with everyday convenience, it's a standout choice



4 Bedrooms
2 Bathrooms
5 Receptions



Entrance Hallway
8'3 x 20'3 (2.51m x 6.17m)

Lounge
12'7 x 17'11 (3.84m x 5.46m)

Kitchen
10'3 x 11'4 (3.12m x 3.45m)

Kitchen / Diner & Snug
7'10 x 16'8 (2.39m x 5.08m)

Study
7'9 x 6'10 (2.36m x 2.08m)

Ground Floor Shower Room
4'7 x 5'10 (1.40m x 1.78m)

Utility
10'8 x 5'2 (3.25m x 1.57m)

Bar
9'1 x 19'9 (2.77m x 6.02m)

Second Reception Room
12'7 x 11'0 (3.84m x 3.35m)

Garage
12'7 x 11'0 (3.84m x 3.35m)

Landing
7'8 x 6'6 (2.34m x 1.98m)

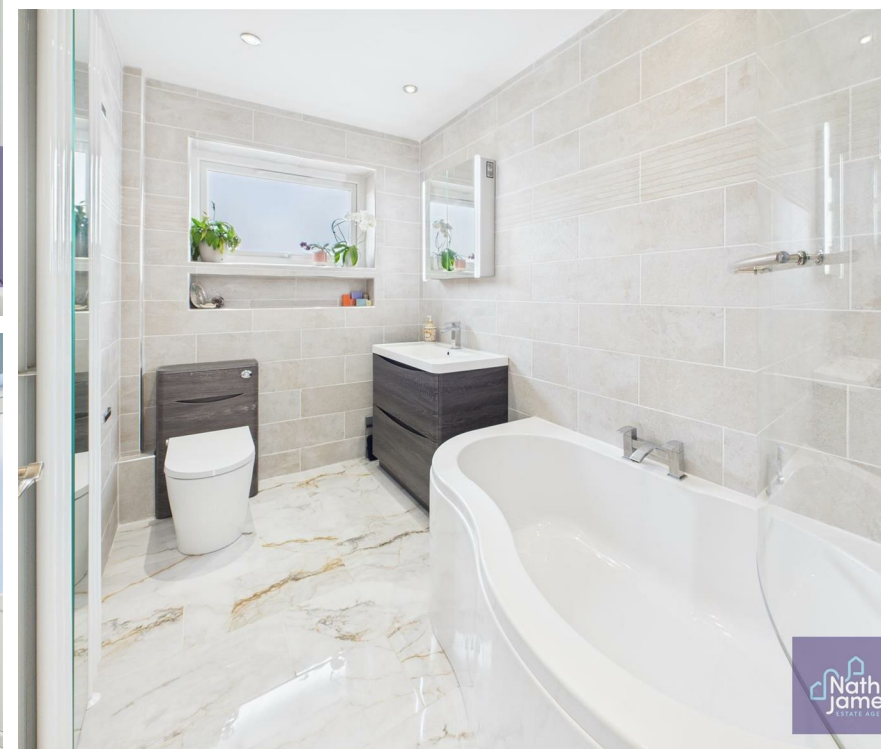
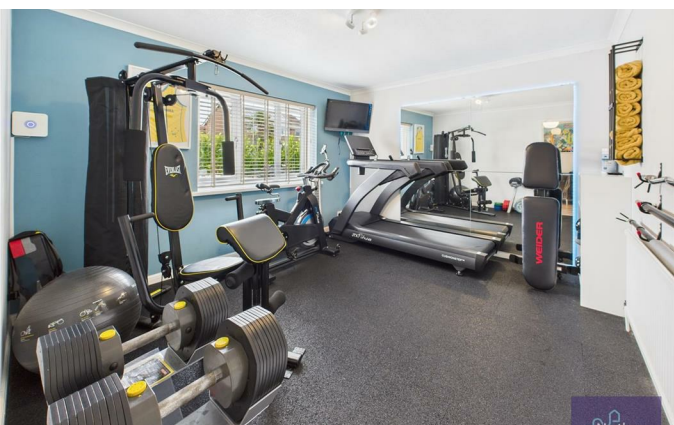
Bathroom
9'2 x 6'1 (2.79m x 1.85m)

Bedroom 1
12'8 x 11'7 (3.86m x 3.53m)

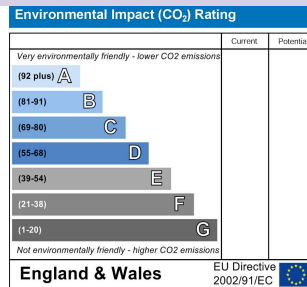
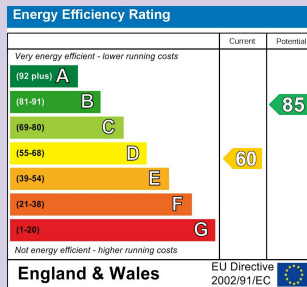
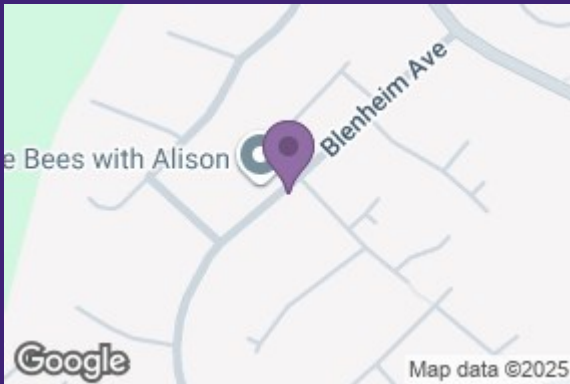
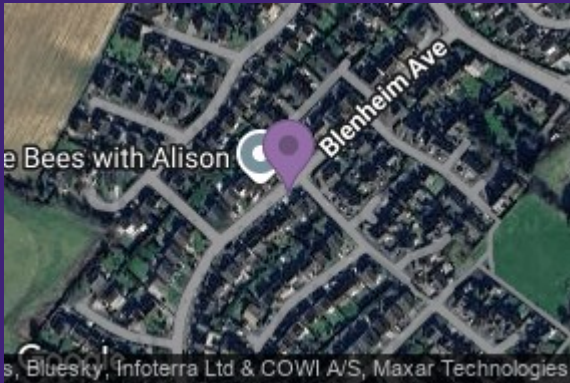
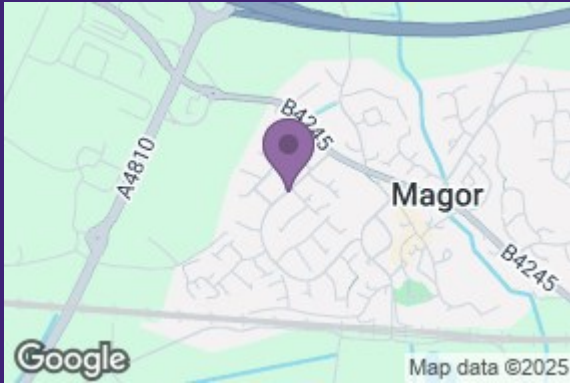
Bedroom 2
12'8 x 10'10 (3.86m x 3.30m)

Bedroom 3
8'8 x 11'4 (2.64m x 3.45m)

Bedroom 4
7'8 x 6'6 (2.34m x 1.98m)







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