



25 Woodfieldside Road, Gellihaif, Blackwood NP12 2RG

£335,000

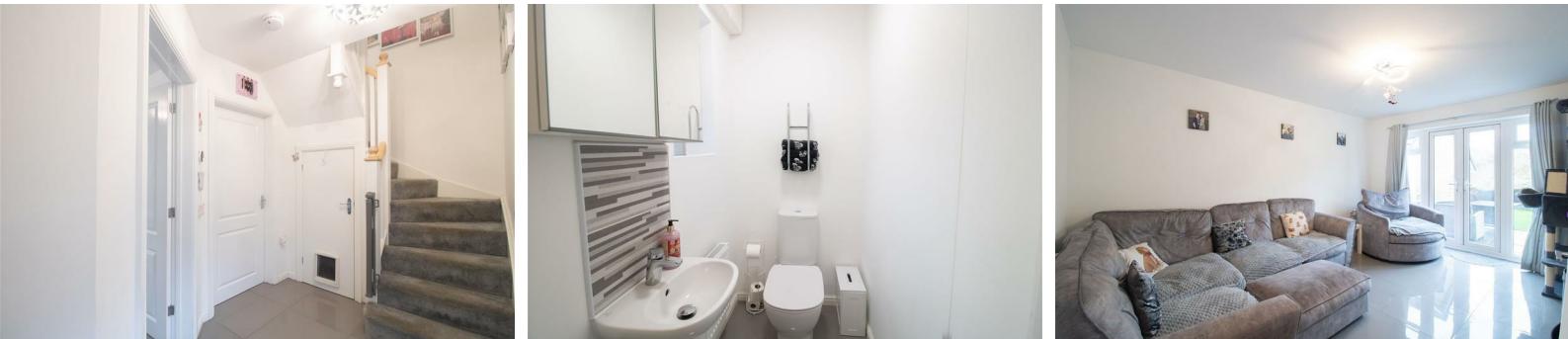
WELL PRESENTED FOUR BEDROOM DETACHED HOUSE GARAGE AND DRIVEWAY**

Nestled in the charming area of Gellihaif, Blackwood, this splendid detached house on Woodfieldside Road offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive. The house boasts two inviting reception rooms, providing versatile areas for relaxation and entertainment. Whether you wish to host gatherings with friends or enjoy quiet evenings with family, these spaces along with the good size modern kitchen/diner cater to all your needs. The three well-appointed bathrooms ensure convenience for all residents, making morning routines and guest visits a breeze.

Parking is never a concern here, as the property accommodates up to four vehicles with a private driveway and garage, providing ease and accessibility for you and your guests. The generous size level and private garden is an additional benefit of this property, having the benefit of not being overlooked at all from the rear.

This delightful home benefits from a spacious layout and prime location, it presents an excellent opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this wonderful property your own.

Tenure: We are advised Freehold
Council Tax Band: E
EPC: B



Entrance Hall

Double glazed front door, plaster walls and ceiling, radiator, power points, under stairs storage cupboard, stairs to first floor, porcelain floor tiles.

Cloakroom W/C

5'10" x 3'4" (1.79 x 1.04)

UPVC double glazed obscured window to front, low level wc, pedestal wash hand basin, splash back tiling, radiator, plaster walls and ceiling, porcelain floor tiles.

Reception Room 1

11'1" x 8'7" (3.4 x 2.64)

UPVC double glazed window to front, plaster walls and ceiling, radiator, power points, porcelain floor tiles.

Reception Room 2

14'8" x 10'9" (4.48 x 3.29)

UPVC double glazed French doors to rear, plaster walls and ceiling, radiator, power points, porcelain floor tiles.

Kitchen

12'1" x 11'5" (3.69 x 3.49)

Large fitted kitchen with a range of modern fitted base and wall units, work surfaces over with matching upstand, integrated appliances including eye level double oven, electric hob, extractor over, fridge/freezer, dishwasher, stainless steel bowl and a half mixer tap, UPVC double glazed window to rear, plaster walls and ceiling, radiator, power points, porcelain floor tiles.

Utility Room

6'7" x 4'7" (2.03 x 1.4)

UPVC double glazed window to side, double glazed door to side, plaster walls and ceiling, radiator, power points, porcelain floor tiles, base and wall units, work surfaces over with matching upstand, stainless steel single drainer sink, plumbing for automatic washing machine.

Landing

Plaster walls and ceiling, radiator, power points, roof access hatch, storage cupboard housing boiler, carpeted.

Bedroom 1

11'9" x 9'10" (3.59 x 3.)

UPVC double glazed window to rear, plaster walls and ceiling, radiator, power points. carpeted.

En-Suite

5'10" x 4'11" (1.79 x 1.5)

UPVC double glazed obscured window to side, step in shower cubicle, low level wc, pedestal wash hand basin, splash back tiling, plaster walls and ceiling, radiator.

Bedroom 2

11'2" x 9'1" (3.41 x 2.78)

UPVC double glazed window to front, plaster walls and ceiling, radiator, power points. carpeted.

Bedroom 3

10'0" x 9'7" (3.05 x 2.94)

UPVC double glazed window to front, plaster walls and ceiling, radiator, power points. carpeted.

Bedroom 4

10'0" x 8'0" (3.05 x 2.44)

UPVC double glazed window to rear, plaster walls and ceiling, radiator, power points. carpeted.

Bathroom

6'10" x 5'7" (2.09 x 1.71)

UPVC double glazed obscured window to rear, panel bath with shower over, low level wc, pedestal wash hand basin, plaster walls and ceiling, radiator.

External

To the front: Front lawn, driveway providing parking for approximately three vehicles, garage with up and over door, power and light, door to rear garden.

To the rear: Generous size, private, level enclosed rear garden, providing patio area and artificial lawn.

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	94
(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	

		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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