



## 4 Beds, Detached, Freehold, £525,000

### Nook House

Three Estate Agents are delighted to present to the market this self-built, architecturally unique four-bedroom detached property, situated in the sought-after location of Tredegar.

### Features

- ▀ EXECUTIVE STYLE DETACHED PROPERTY
- ▀ LOUNGE/DINER
- ▀ KITCHEN/DINER
- ▀ ENSUITE
- ▀ GARAGE CONVERSION
- ▀ LARGE PLOT

Three Estate Agents are delighted to present to the market this self-built, architecturally unique four-bedroom detached property, situated in the sought-after location of Tredegar.

The property briefly comprises a grand entrance hall featuring marble-effect flooring and a striking oak staircase. This bright and spacious hallway provides access to all principal rooms. Beneath the staircase, you will find a large wine chiller along with additional storage for non-chilled beverages.

The impressive lounge/diner boasts solid wood flooring, wall panelling and benefits from an abundance of natural light, thanks to multiple windows and French doors that open out onto the rear garden.

The spacious kitchen continues to impress, offering marble-effect flooring, a range of wall and base units with integrated appliances, and a central island complete with hob and overhead extractor – ideal for both everyday living and entertaining.

Completing the ground floor is a separate utility room and a convenient WC.

To the first floor are four generously sized double bedrooms, all finished with fitted carpeting. The master bedroom further benefits from a spacious en-suite, fully tiled to both floor and walls, and featuring a large walk-in shower.

A modern family bathroom, also finished with ceramic tiling to both floor and walls, completes the first floor.

Externally, the property continues to impress with beautifully landscaped gardens. These include a paved wrap-around driveway providing ample off-road parking, as well as a lawned area. To the rear, there is a superb decked entertainment space featuring a sunken fire pit, a sunken













Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	<b>82 B</b>	<b>85 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

