



DIRECTIONS

From our Chepstow office proceed towards the town of Caldicot, taking the left hand turn at the roundabout towards Portskewett, proceed through the village where upon reaching the church on your right-hand side, take the right turn. Continue through the traffic lights and over the railway bridge which will take you into Great Spring Road, continue along Great Spring Road, taking the first turning into Lave Way. Follow the road taking the first left hand turn into the cul-de-sac where you will find number 47 on your right.

SERVICES

All mains services are connected to include gas central heating.
Council tax band E.

TENURE - FREEHOLD

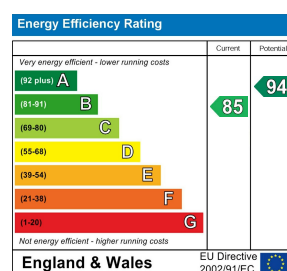
You are recommended to have this verified by your legal advisors at your earliest convenience.



For Illustration Purposes only

The floor plan provided is for general information and illustrative purposes only.

Any areas, measurements or distances are approximate and should not be relied upon as exact representations, should not be used to value a property or the basis of any sale or let.



England & Wales

EU Directive 2002/91/EC



**47 LAVE WAY, SUDBROOK, CALDICOT,
MONMOUTHSHIRE, NP26 5WE**

4 2 2 B

£449,950

**Sales: 01291 629292
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DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

The classic Cambridge style house in Lave Way is a spacious detached family home, situated within this popular Redrow development and briefly comprises reception hall, WC, kitchen/dining room giving access to utility room, as well as access to living room to the ground floor. To the first floor are four bedrooms with the principal bedroom benefiting from en-suite shower room as well as separate family bathroom. Outside the property benefits from a tarmac driveway for two vehicles leading to detached garage, at the front. The generous rear gardens occupying a private and sunny position, with paved seating area and a wooden gazebo which is a perfect space for entertaining.

Being situated in Sudbrook a range of local facilities are close at hand to include local primary school and shop as well as doctors surgery and pub with a further range of amenities in nearby Chepstow and Caldicot. There are good bus road and rail links, with A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

RECEPTION HALL

Frosted window and composite entrance door to the front elevation. Wood effect flooring, access to the ground floor rooms and stairs off to the first floor.

CLOAKROOM/WC

Comprising of a two piece suite to include a wall mounted wash hand basin with chrome mixer tap and tiled splashback, and low level WC. Wooden effect flooring. Frosted window to front elevation.

SITTING ROOM

4.95m x 3.56m (16'3" x 11'8")

A spacious and light room with a window to the front elevation.

KITCHEN/DINING/FAMILY ROOM

7.62m x 3.86m (25'0" x 12'8")

Fitted with an extensive range of high quality eye and base level units incorporating a range of built in upgraded appliances to include a double Siemens oven, a Siemens induction hob with a feature stainless steel extractor fan over, a Smeg dishwasher, and a built in fridge/freezer. The Corian worktop and upstand are also upgraded with an inset one and a half bowl stainless steel sink with chrome mixer tap having a concealed draining board. There is a handy under stair storage cupboard. Wooden effect flooring. Window and bifold doors leading out to the garden. Access to:-

UTILITY ROOM

1.85m x 1.80m (6'1" x 5'11")

Fitted with a matching range of eye and base level unit with

Corian worktop incorporating a stainless steel sink unit with chrome mixer tap. Space for washing machine and fridge/freezer. Cupboard housing the combi boiler. Wood effect flooring. Frosted half glazed door to the side of the property which leads onto the driveway.

FIRST FLOOR STAIRS AND LANDING

Loft access.

PRINCIPAL BEDROOM

4.17m x 3.94m (13'8" x 12'11")

A generous double bedroom which benefits from double built in wardrobes. Window to the front elevation. Access to:-

EN SUITE SHOWER ROOM

Comprising of a three piece suite to include a low level WC, wall mounted wash hand basin with chrome mixer tap, and a fully tiled double shower unit with glass sliding shower door and chrome shower attachments. Chrome heated towel rail. Frosted window to the side elevation.

BEDROOM 2

4.17m x 3.35m (13'8" x 11'0")

A generous double bedroom with built in mirrored sliding door wardrobe and window to the front elevation.

BEDROOM 3

3.53m x 2.49m (11'7" x 8'2")

A double bedroom with built in wardrobe with glass mirrored sliding door. Window to the rear elevation.

BEDROOM 4

3.58m x 2.77m (11'9" x 9'1")

Currently being utilised as a home office with a window to rear elevation.

FAMILY BATHROOM

Comprising of a three piece suite to include a wall mounted wash hand basin with chrome mixer tap, a panelled bath with chrome mixer tap and shower attachments with glass shower screen, and a low level WC. Chrome heated towel rail Airing cupboard. Frosted window to the side elevation.

OUTSIDE

To the front a paved pedestrian pathway leads to the entrance door, with lawn and a small area of low maintenance bark chippings. To the side, there is parking for several vehicles, which also then leads to the single garage with up and over door, power and lighting. The rear garden is spacious with patio, lawn, and a timber decked area having a timber gazebo, with lighting, (to remain at the property). Garden shed with power and lighting. There is also a shed in the rear garden, which is behind the garage, which has power and lighting.

SERVICES

All mains services are connected to include gas central heating.

