



DIRECTIONS

From our Chepstow office proceed towards the town of Caldicot, taking the left hand turn at Mitel 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, where you will find Lave Way on your right.

SERVICES

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

TENURE - FREEHOLD

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



**130 LAVE WAY, SUDBROOK, CALDICOT,
MONMOUTHSHIRE, NP26 5WA**

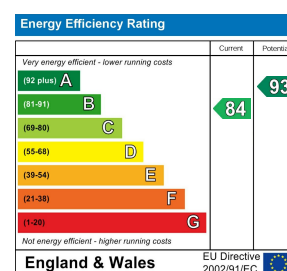
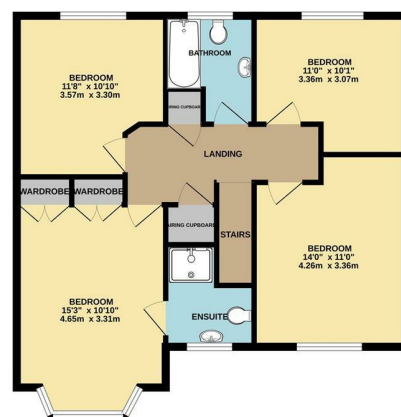
4 **2** **1** **B**

£440,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.

1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 1515 sq.ft. (140.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Occupying a beautiful setting on the edge of this modern residential development in the popular village of Sudbrook, this immaculately presented detached property will no doubt suit a variety of markets and affords well planned living accommodation arranged over two floors. The current layout briefly comprises to the ground floor, a welcoming reception hall, well-proportioned lounge enjoying a feature bay window and fitted shutters, fantastic contemporary open plan kitchen/dining/family room with upgraded kitchen and a very useful utility room along with WC/cloakroom. To the first floor there are four double bedrooms to include the principal with fitted wardrobes and en-suite shower room as well as a family bathroom. The property further benefits a private driveway to the front, single garage and a good size low maintenance rear garden. 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.

RECEPTION HALL

Entrance door with frosted panel leads into a really welcoming spacious reception hall with wood effect LVT flooring. Staircase to the first floor. Built-in under stairs storage cupboard.

LOUNGE

5.13m x 3.30m (16'10" x 10'10")

A well-proportioned reception room with feature wood panelling to walls and wood effect LVT flooring. Bay window to the front elevation with fitted shutters.

KITCHEN/DINING/FAMILY ROOM

6.78m x 4.29m (22'3" x 14'1")

A fantastic sizeable open plan contemporary living space with the kitchen area comprising an extensive range of fitted wall and base units with ample quartz worktops and feature tiled splashbacks. Inset stainless steel sink with drainer and mixer tap. A range of integrated appliances to include AEG four ring

electric hob with extractor hood over, double eye level AEG electric oven and grill and a dishwasher. Useful larder unit. Freestanding American style fridge/freezer (available by separate negotiation). Spacious reception area currently utilised as a formal dining space. Built-in storage cupboard. Wood effect LVT flooring. Windows and French doors to the rear garden.

UTILITY ROOM

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

With fitted base units with quartz worktop, tiled splashback and inset stainless steel sink with mixer tap. Space for under counter white goods. Wood effect LVT flooring. Window and door leading out to the rear garden. Door to:-

CLOAKROOM/WC

Comprising low-level WC and wall mounted wash hand basin with mixer tap. Half-tiled walls. Wood effect LVT flooring. Frosted window to the side elevation.

FIRST FLOOR STAIRS AND LANDING

A spacious landing area with built-in airing cupboard housing the water tank and with inset shelving. There is also a second very useful storage cupboard.

PRINCIPAL BEDROOM

4.65m x 3.30m (15'3" x 10'10")

A very well-proportioned main bedroom with a feature bay window to the front elevation enjoying views towards the Severn Estuary. Fitted wardrobes to one side.

EN-SUITE SHOWER ROOM

A contemporary neutral suite to include walk-in shower cubicle with mains fed shower unit, low-level WC and wall-mounted wash hand basin with mixer tap. Heated towel rail. Fully tiled walls. Wood effect LVT flooring. Frosted window to the front elevation.

BEDROOM 2

4.27m x 3.35m (14'0" x 11'0")

A fantastic size double bedroom with a large picture window to the front elevation enjoying panoramic views.

BEDROOM 3

3.56m x 3.30m (11'8" x 10'10")

Another spacious double bedroom with a window to the rear elevation.

BEDROOM 4

3.35m x 3.07m (11'0" x 10'1")

Currently utilised as a study, but would also cater for a double bed if required. Window to the rear elevation.

FAMILY BATHROOM

A contemporary neutral suite to include panelled bath with mains fed shower over and tiled surround, low-level WC and wall-mounted wash hand basin with mixer tap. Heated towel rail. Half-tiled walls. Wood effect LVT flooring. Frosted window to the rear elevation.

GARAGE

5.44m x 3.35m (17'10" x 11'0")

To the front is a private tarmacadam driveway providing parking for two vehicles, leading to the single garage with manual up and over door. Light and power connected. EV charging point installed at 7.5kw.

GARDENS

The property is approached via a paved pathway leading to the front entrance with storm porch. The garden area is mainly laid to lawn bordered by an attractive range of mature plants and shrubs. Exterior lighting to the front, side and rear of the property. A gated pedestrian access to the rear garden which is of a very good size and offers low-maintenance with a contemporary paved patio area and level area laid to lawn with mature attractive borders, a range of plants and shrubs. A couple of steps lead down to a further good size paved terrace. The rear garden is fully enclosed by timber fencing to all sides.

