

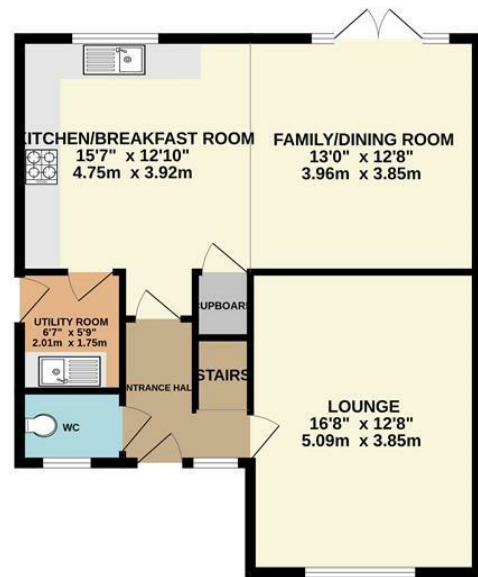
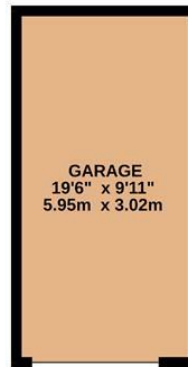
## DIRECTIONS

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 to the end of Great Spring Road, turning right onto Lave Way where you will find the property on your right hand side.

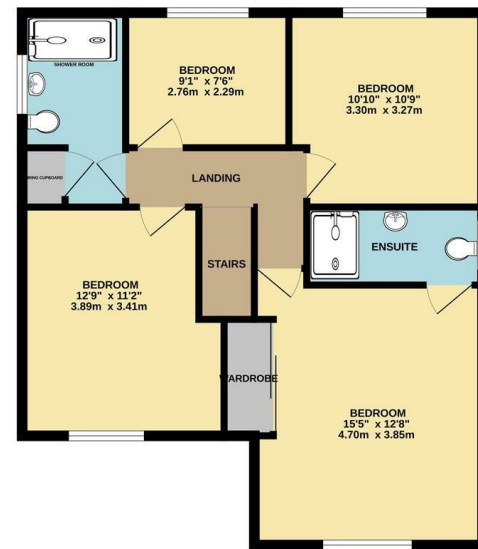
## TENURE - FREEHOLD

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

GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR  
679 sq.ft. (63.0 sq.m.) approx.



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

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

**GUIDE PRICE £425,000**

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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	85	
(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	

Occupying a convenient position within this modern and popular residential development in the sought after 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, fantastic contemporary open plan kitchen/dining/family room with French doors to garden and a very useful utility room along with WC/cloakroom. To the first floor there are three double bedrooms to include the principal with fitted wardrobes and en-suite shower room as well as a fourth single bedroom/ideal study and a family shower room. The property further benefits a private driveway to the side, detached 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.

#### ENTRANCE HALL

A welcoming and spacious entrance hall with feature panelling to walls and window to the front elevation. Wood effect laminate floor.

#### CLOAKROOM/WC

Comprises a modern suite to include low-level WC and wall-mounted wash hand basin with mixer tap and tiled splashback. Frosted window to the front elevation.

#### LOUNGE

**5.08m x 3.86m (16'8" x 12'8")**

A really well-proportioned reception room enjoying a large picture window to the front elevation.

#### KITCHEN/DINING/FAMILY ROOM

**8.71m x 3.92m max. (28'6" x 12'10" max.)**

Spanning the full width of the rear of the ground floor and

providing a really sociable open plan space with wood effect flooring. The kitchen area is appointed with an extensive range of fitted wall and base units with wood effect laminate worktops and inset stainless steel sink with drainer and mixer tap. A range of integrated appliances to include full size dishwasher, four ring AEG gas hob with feature extractor hood over, eye level double AEG oven/grill and fridge/freezer. Window to the rear elevation. Space for dining table and chairs as well as an everyday living space. French doors from the dining/family area lead out to the rear garden. There is also a useful built-in understairs storage cupboard. Door to:-

#### UTILITY ROOM

**2.01m x 1.75m (6'7" x 5'9")**

A really useful space with base storage unit with wood effect laminate worktop, inset stainless steel single bowl sink with mixer tap and tiled splashback. Space and plumbing for washing machine. Eye level storage unit housing the gas

combi boiler. Wood effect flooring. Door out to the side driveway.

#### FIRST FLOOR STAIRS AND LANDING

#### BEDROOM 1

**4.70m x 3.86m (15'5" x 12'8")**

A spacious principal double bedroom with fitted wardrobes and a window to the front elevation.

#### EN-SUITE SHOWER ROOM

Comprising a modern suite to include double width walk-in shower cubicle with mains fed shower unit and tiled surround, wash hand basin inset to vanity unit with mixer tap and low-level WC. Heated towel rail. Frosted window to side elevation.

#### BEDROOM 2

**3.89m x 3.40m (12'9" x 11'2")**

A second really good size double bedroom with window to the front elevation.

#### BEDROOM 3

**3.30m x 3.28m (10'10" x 10'9")**

A third spacious double bedroom offering fantastic versatile use with window to the rear elevation.

#### BEDROOM 4

**2.77m x 2.29m (9'1" x 7'6")**

A single bedroom currently utilised as a home office with window to rear elevation. Loft access.

#### FAMILY SHOWER ROOM

A good size room with a modern suite to include large walk-in wet room style shower cubicle with tiled surround and mains fed shower unit, wash hand basin with mixer tap and low-level WC. Heated towel rail. Built-in airing cupboard. Frosted window to the side elevation.

#### DETACHED GARAGE

**5.94m x 3.02m (19'6" x 9'11")**

To the side of the property a private tarmac driveway provides off street parking for up to three vehicles which leads to the detached single garage with manual up and over door as well as having light and power connected.

#### GARDENS

The front garden area comprises a paved pedestrian pathway leading to the front entrance with a storm porch. There is also a low-maintenance garden area laid to slate stones with attractive hedgerow and a range of plants and shrubs. The rear garden is of a generous size, mainly level and offering low maintenance. There is a paved patio area with the majority of the garden being laid to stones and bark for everyday convenience. A courtesy pedestrian side gate leading out to the private driveway and single garage. The rear garden is fully enclosed by timber fencing.

#### SERVICES

All mains services are connected to include mains gas central heating.

