



Lave Way

£410,000

- Three Bedrooms
- Three Bathrooms Plus Additional Downstairs WC
- Single Garage with Driveway
- Enclosed Rear Garden
- Spacious Open Plan Kitchen/Diner
- Lounge with Bay Window
- Close to Shops, Schools and Local Amenities



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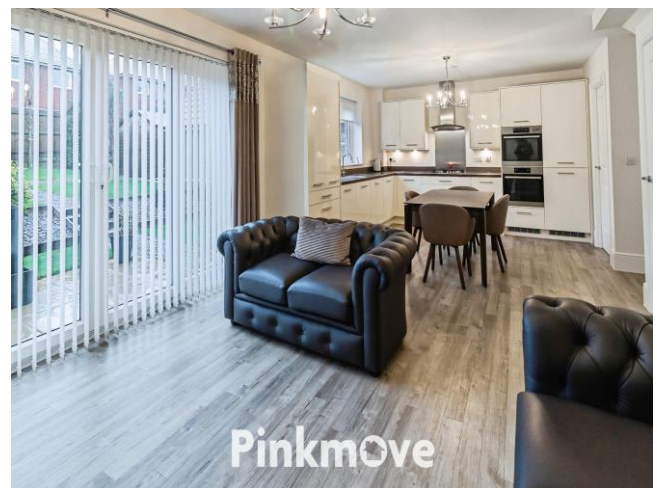
About the property

Situated on the popular Lave Way in Caldicot, this well-presented three bedroom detached home offers spacious and flexible accommodation ideally suited to modern family living.

Upon entering, the lounge is located to the front left of the property and benefits from a bay window that provides plenty of natural light and an inviting atmosphere. To the rear, a contemporary open plan kitchen diner forms the heart of the home, offering ample space for a separate sitting area, making it ideal for entertaining. Double doors lead from the sitting area directly into the enclosed rear garden, while a separate utility room branches off from the kitchen. A convenient downstairs WC completes the ground floor.

The first floor comprises three generously sized and versatile bedrooms, each boasting its own individual en-suite bathroom. The master bedroom is a particular highlight, featuring a bay window, a large walk-in wardrobe and a stylish en-suite with both bath and separate shower. Externally, the rear garden is enclosed and features a combination of patio and lawn, providing an appealing outdoor space. To the front, there is a driveway offering parking for multiple vehicles alongside a single garage.

Caldicot provides a good range of local shops, supermarkets and amenities, as well as several primary and secondary schools. Caldicot railway station offers direct connections to Cardiff and Chepstow, while the nearby M48 and M4 provide easy access routes for commuters.





Accommodation

Lounge

16' 2" x 11' 9" (4.93m x 3.58m)

Kitchen/Diner

12' 5" x 25' 1" (3.78m x 7.65m)

Downstairs Wc

6' 5" x 5' 10" (1.96m x 1.78m)

Utility

5' 11" x 5' 10" (1.80m x 1.78m)

Bedroom 1

14' 7" x 11' 10" (4.45m x 3.61m)

Max Measurements

En-Suite

8' 1" x 12' 11" (2.46m x 3.94m)

Walk In Wardrobe

5' 4" x 8' 5" (1.63m x 2.57m)

Bedroom 2

13' 3" x 9' 3" (4.04m x 2.82m)

En-Suite 2

5' 9" x 9' 3" (1.75m x 2.82m)

Max Measurements

Bedroom 3

11' 4" x 9' 7" (3.45m x 2.92m)

En-Suite 3

7' 9" x 6' (2.36m x 1.83m)

Garage

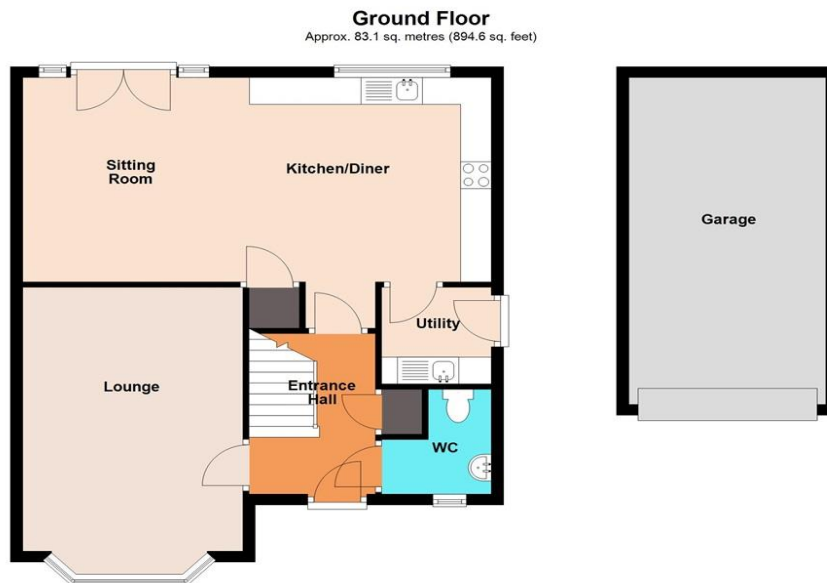
20' x 10' 6" (6.10m x 3.20m)

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Floorplan



Total area: approx. 146.5 sq. metres (1577.3 sq. feet)
110 Lave Way

Important Information

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