



Pinkmove

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



Pinkmove



Pinkmove

01633 746088
team@pinkmove.co.uk



Pinkmove

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.

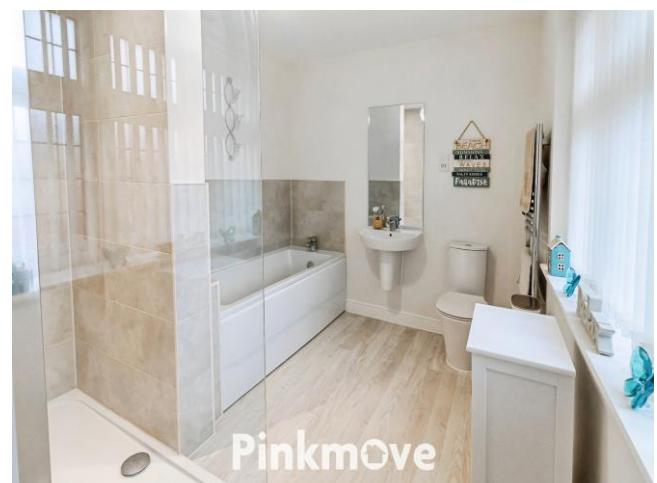
Upon entering, the lounge is located to the front left of the property and benefits from a bay window that provides plenty of natural light and an inviting atmosphere. To the rear, a contemporary open plan kitchen diner forms the heart of the home, offering ample space for a separate sitting area, making 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.



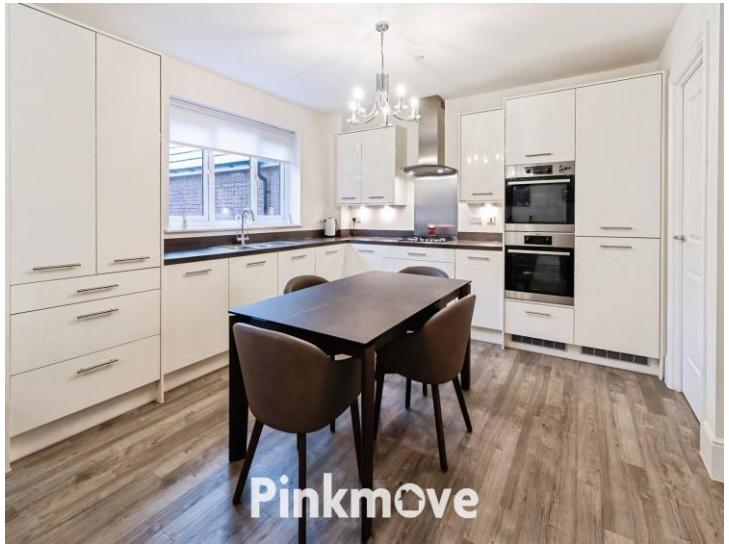
Pinkmove



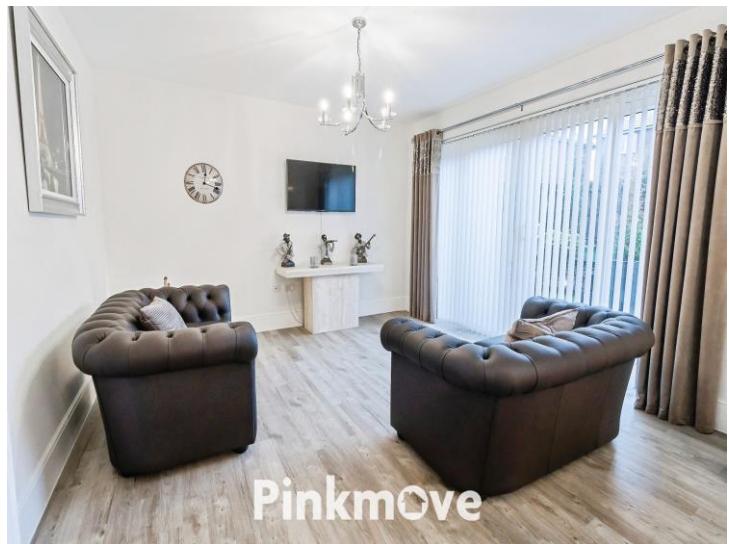
Pinkmove



Pinkmove



Pinkmove



Pinkmove



Pinkmove

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)

Floorplan



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let