



Great Spring Road, Sudbrook Caldicot

offers in excess of **£400,000**

- 4 Bedrooms
- Detached
- Garage and driveway
- Upgraded throughout
- EPC Rating: B



 4  2  2



About the property

A fantastic opportunity to purchase this four bedroom detached Family home. Situated within the popular village of Sudbrook. Positioned on a prime plot with fantastic commuting links to the M48 Motorway making it convenient to Bristol, Cardiff, London and Newport. This well presented accommodation finished to a high specification comprises of a hallway, lounge, kitchen/dining room, utility room and cloakroom/WC to the ground floor. Four bedrooms and modern family bathroom to the first floor. The property benefits from gas central heating and UPVC double glazing. Front garden with driveway leading to a large single garage. Enclosed rear garden. **MUST BE VIEWED!!!**

Accommodation

Entrance Hallway

Enter via secure front door, leading to living room, kitchen/diner and downstairs W.C, Stairs leading to first floor.

Living Room

16' 7" x 12' 3" (5.05m x 3.73m)

Carpeted throughout, radiator, UPVC Windows to front elevation.

Downstairs W.C

Kitchen/dining

25' 7" x 16' (7.80m x 4.88m)

Open Plan, Kitchen fitted with upgraded wall and base units, granite worktops and integrated appliances, access to utility room. Dining area with radiator and access via UPVC doors to rear leading to garden.

Utility Room

6' 8" x 5' 9" (2.03m x 1.75m)

Access via Kitchen, secure door located to side for access to driveway. Space for electrical appliances.

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.