

# Great Spring Road, Sudbrook Caldicot offers in excess of £400,000

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







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# 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!!!



peter alan

### Accommodation

#### **Entrance Hallway**

Enter via secure font 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**

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