



Lave Way, ##Invalid offers in excess of £375,000

- LANDSCAPED ENCLOSED REAR GARDEN
- 4 BED ROOMS
- DRIVEWAY
- GARAGE
- WELL PRESENTED
- GROUND FLOOR W/C
- GREAT COMMUTING LINKS
- EPC Rating: B



 4  2  2



About the property

Well presented detached four bedroom home with garage and driveway. Located in the highly sought after village of Sudbrook with fantastic commuting links to the M48 Motorway making it convenient to Bristol, Cardiff, London and Newport.





Accommodation

Entrance Hallway

Enter via secure UPVC front door, leading to downstairs Cloak room/ W/C, stairs to first floor landing, Lounge and Kitchen/diner.

Downstairs Cloak Room/w.C

Wash hand basin and W.C, UPVC Window to front.

Lounge

14' 7" max into bay recess x 11' 2" (4.45m max into bay recess x 3.40m)
UPVC double glazed bay window to front elevation, radiator.

Kitchen/dining Room

19' 1" Max x 14' 8" Max (5.82m Max x 4.47m Max)
Spacious open Plan kitchen/ Dining room, fitted with matching wall and base units, integrated fridge freezer and dish washer. UPVC doors leading to patio area. Door leading to utility area. Radiator.

Utility Area

Access via Kitchen/dining room, space for electrical appliances.

First Floor Landing

Leading to four bed rooms and family bathroom.

Bedroom One

12' 1" Max x 10' 6" Max (3.68m Max x 3.20m Max)
Carpeted through out, UPVC double glazed Bay window to front elevation, fitted mirrored wardrobes, access to En-suite.

Ensuite

Shower, Wash hand basin, W/C.

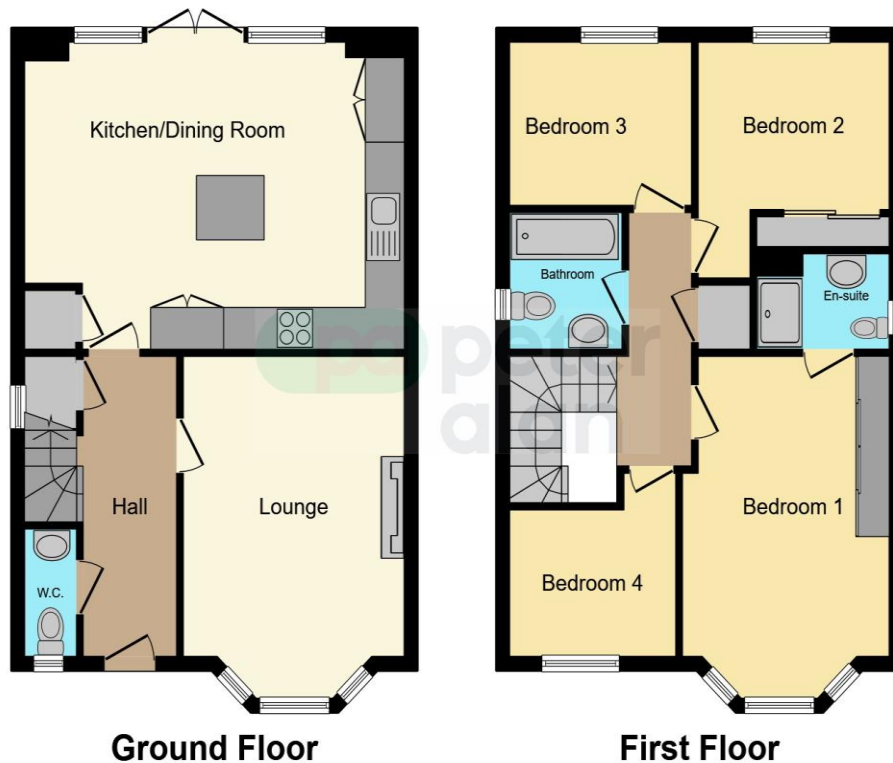
Bedroom Two

9' 7" Max x 11' 6" Max (2.92m Max x 3.51m Max)
Carpeted through out, UPVC double glazed window to rear elevation, fitted mirrored wardrobes.

Bedroom Three

9' 3" x 7' 8" (2.82m x 2.34m)
Carpeted through out, UPVC double glazed window to rear elevation.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.