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Lave Way, Sudbrook Caldicot
£520,000

 **peter
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About the property

Located in a quiet cul-de-sac within the desirable Redrow development in Sudbrook, this beautifully presented four-bedroom detached home offers spacious, high-spec living with fantastic access to Caldicot, Chepstow, and the M4 corridor-perfect for commuting to Bristol, Newport, or Cardiff.

The ground floor features two generous reception rooms, with LVT oak affect tiled flooring flowing through the living room, dining room, and study. The heart of the home is the open-plan kitchen/diner, complete with integrated appliances, induction hob, tiled flooring, and French patio doors to the rear garden. A separate utility room adds practicality, while additional French doors from the lounge provide even more natural light and garden access.

Upstairs, you'll find four spacious double bedrooms. The master benefits from a modern en-suite, and all rooms are well-proportioned to suit family life or working from home. The property has an EPC rating of B, ensuring energy efficiency.

Enjoy views of the iconic Severn Bridge from the front elevation, adding a unique touch to this already attractive home. Outside, there's a private rear garden, double garage, and ample driveway parking.

Set in a peaceful and family-friendly area with local amenities, schools, and countryside walks nearby, this is a fantastic opportunity to own a modern, move-in-ready home in a well-connected yet tranquil location. Early viewing is highly recommended.

Accommodation

Entrance Hall

Leads to the study, lounge, kitchen and upstairs.

Study

9' 6" into bay window x 8' 2" (2.90m into bay window x 2.49m)

The study is situated to the front elevation with the bay window facing the Severn Bridge creating the perfect setting for those working from home.

Lounge

15' 8" x 14' 3" (4.78m x 4.34m)

Spacious lounge featuring beautiful LVT oak affect tiled flooring with french patio doors opening onto the rear garden.

Additional french doors connect seamlessly to the dining area. creating a bright, open flow perfect for entertaining and family living.

Kitchen/Diner

23' 6" x 15' (7.16m x 4.57m)

Beautiful open-plan kitchen/diner with upgraded Redrow kitchen, tiled flooring, integrated appliances, induction hob, and boiling water tap. Oak flooring flows through the dining area from the lounge, with french patio doors to the rear garden. Kitchen leads to a practical utility room, combining style and functionality throughout.

Utility Room

7' 9" x 5' 5" (2.36m x 1.65m)

Utility room matching the kitchens modern design, with an additional sink, and plumbing for washing machine and tumble dryer.





Bedroom One

12' 3" x 11' 2" (3.73m x 3.40m)

The master bedroom situated to the front elevation features integrated wardrobes, en-suite and a stunning bay window looking out to the River Severn, filling the room with an abundance of light.

Bedroom Two

12' 11" x 11' 7" (3.94m x 3.53m)

The second bedroom situated to the front elevation. UPVC windows looking out to the River Severn.

Bedroom Three

10' x 9' 6" (3.05m x 2.90m)

Bedroom three situated to the rear elevation.

Bedroom Four

10' 3" x 9' 3" (3.12m x 2.82m)

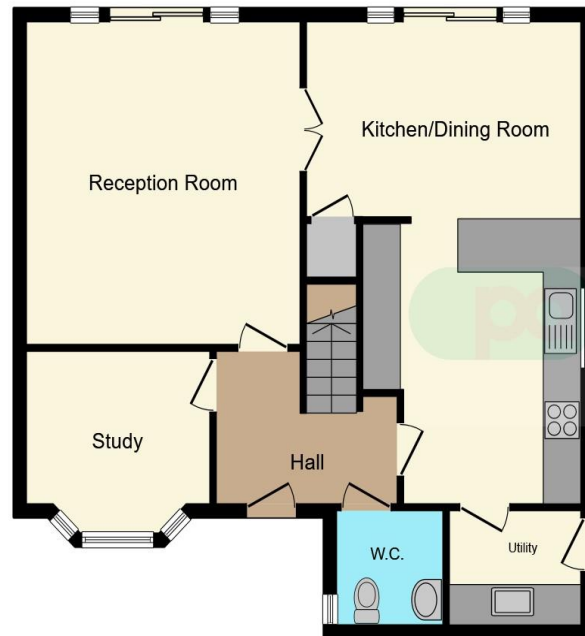
Bedroom four situated to the rear elevation.





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Ground Floor



First Floor

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