



# SUDBROOK

Guide price **£370,000**



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# 86 LAVE WAY

Sudbrook, Caldicot, Monmouthshire NP26 5WA



Redrow built with NHBC  
Off road parking for 2 vehicles plus garage  
Landscaped south-westerly facing rear garden

Introducing this Redrow-built detached property, nestled within the charming village of Sudbrook, complemented by the neighbouring village of Portskewett. Both villages offer a wealth of local amenities, including a well-regarded primary school, a convenient doctor's surgery, and a local chemist.

You'll also find a village shop along with a church, all perfect for enjoying the local community. For those who appreciate nature's beauty, the captivating coastal path and the iconic Black Rock are within easy reach, providing endless opportunities for exploration. The property is also well located for commuting via the M4 network, with access at both Chepstow and Magor.

The property offers a modern detached 3-bedroom house and was constructed approximately 4 years ago and benefits from the remainder of the NHBC. There are many upgrades throughout the property which enhance its modern appeal.



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### KEY FEATURES

- Well-presented detached property
- 3 bedrooms, principal bedroom with ensuite
- Sizeable open plan kitchen with dining area
- Spacious reception room
- Ideally located for commuting
- Close to the beautiful coastal path and Black Rock





# STEP INSIDE



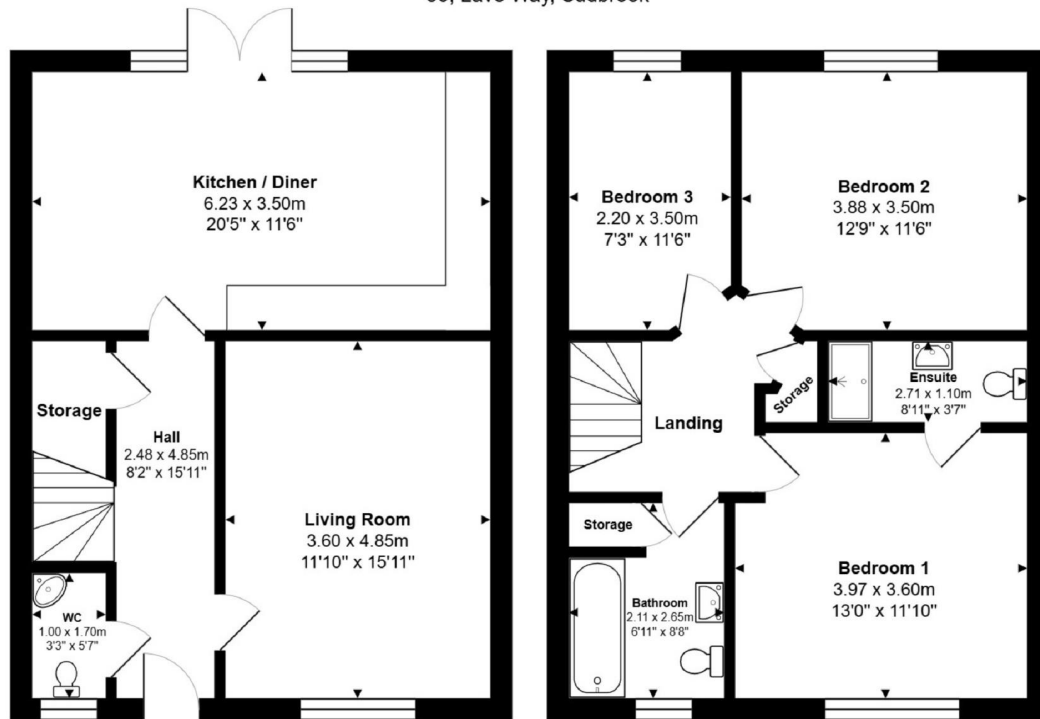
Upon entering the property you'll find a welcoming reception hall that conveniently connects you to all the ground floor rooms. The modern cloakroom is tastefully fitted with a two-piece modern suite, and the generously sized living room is located to the front of the property with ample space for furniture arrangements.

The kitchen is a focal point and hub of this home, seamlessly integrated with the dining area that is large enough to accommodate a full-sized dining table. With large sliding doors providing views and access to the sizeable rear garden, this space is perfectly made for family living and entertaining. The kitchen is fitted with a good range of base and wall units, ensuring ample storage, with attractive work surfaces and there is a handy slide out bin and the pantry cupboard is fitted with electric.

Integrated appliances include an upgraded dishwasher, fridge freezer, four ring hob with a canopied extractor fan, and double oven with grill. Additionally, a practical cupboard in the kitchen provides additional storage and plumbing. There is upgraded inset spotlighting to the ceiling.

Moving to the first floor, you'll discover three well-appointed bedrooms. The master bedroom boasts a sizeable front-facing window and double built-in wardrobes, ensuring both space and storage. This principal bedroom also benefits from an en-suite shower room, complete with a three-piece suite, featuring an oversized shower cubicle.

## 86, Lave Way, Sudbrook



Total Area: 105.9 m<sup>2</sup> ... 1140 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Bedroom two is equally spacious, accommodating a double bed with ease, it enjoys a rear-facing window with a garden aspect and the Severn Bridge and estuary beyond.

Bedroom three, also situated at the rear of the property, with a similar aspect to bedroom two. This single room is currently utilised as a spacious dressing room. This room could also potentially offer a study for those wishing to work from home.

The family bathroom is fitted with a modern three-piece suite in white, including a panelled bath with a convenient shower attachment. Additionally, a practical storage cupboard can be found within the bathroom and a front facing frosted window ensures natural light.



# STEP OUTSIDE



To the front elevation there is a convenient off-road driveway located to the left-hand side of the property, providing parking space for two cars and also a detached garage with electric light and power.

The front garden is principally lawned. The rear of the property offers a larger than average garden which has been landscaped with porcelain tiles which provide two seating areas, there is a lawned area and raised oak planters, the garden is well bounded by fencing and offers a south-westerly aspect. There is a pedestrian gate leading from the garden to the driveway providing convenient rear access.

#### AGENTS NOTE:

There will be a future annual development charge, the figure is yet to be confirmed, however we understand that it will be in the region of £250- £300 annually.

#### INFORMATION

Postcode: NP26 5WA  
Tenure: Freehold  
Tax Band: E  
Heating: Gas  
Drainage: Mains  
EPC: B







## DIRECTIONS

From Chepstow take the A48 road to Caldicot, passing St Pierre Golf & Country Club on the left-hand side. At the roundabout take the first exit onto the B4245, proceed for a few miles and turn left onto Crick Road at a staggered crossroads, and then left onto Main Road. Continue, passing the shop on the left and turn right onto Sudbrook Road, passing over the bridge and into Great Spring Road. Continue to the bottom of this road and turn right into Lave Way, following the road and numbering, take the last left turn, where the property is located on the right-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		95
B (81-91)	84	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.