



SUDBROOK

Guide price **£325,000**



90 GREAT SPRING ROAD

Sudbrook, Caldicot, Monmouthshire NP26 5UZ



3 bedrooms (ensuite to principal bedroom)
Off road parking for 3 cars
Enclosed low maintenance South Westerly rear garden

Sudbrook is located approx 4 miles south west of Chepstow and 1 mile east of Caldicot and close to the second Severn crossing the village has excellent links to the M4 corridor. Originally known as Southbrook, most of Sudbrook was built as a new village for workers on the Severn Tunnel, on which construction began in 1873.

The property was constructed approximately 7 years ago by Redrow Homes, with the remainder of the NHBC remaining. The neighbouring village of Portskewett is nearby offering a range of local amenities to include a highly regarded primary school, doctors' surgery and chemist, village shop, public house and church.

Highlights of the property include off road parking for 3 cars, a well enclosed rear garden, ensuite to the principal bedroom, ground floor cloakroom and a sizeable kitchen with integrated appliances and a dedicated dining area.



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KEY FEATURES

- Semi-detached property
- Sizeable reception room
- Kitchen with dedicated dining area and integrated appliances
- Ground floor cloakroom
- Popular village location close to primary schooling
- Ideally located for M4 commuting



STEP INSIDE

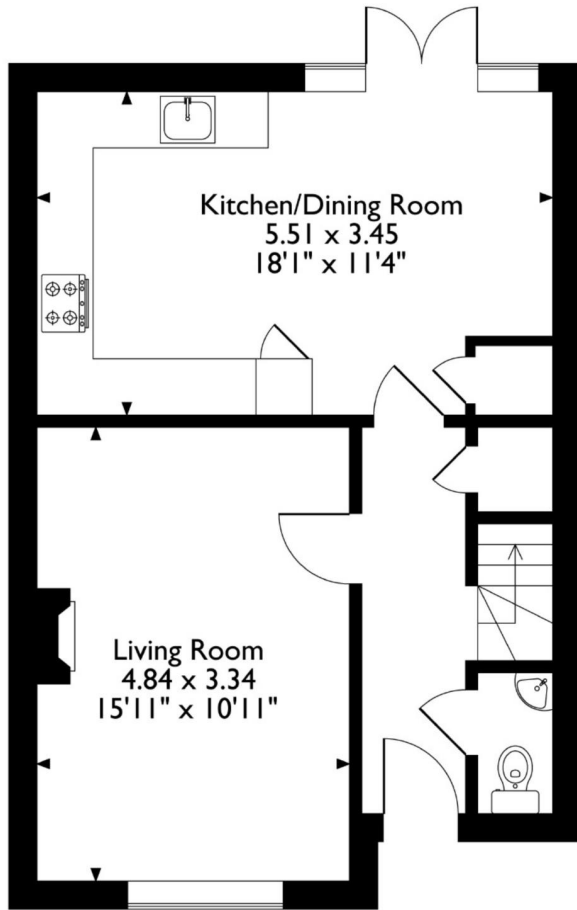


The front entrance door opens into a welcoming reception hall, featuring a staircase rising to the first floor and useful under-stairs storage. Doors lead from the hallway to the living room, the kitchen/dining room, and a convenient ground floor cloakroom, which is fitted with a contemporary two-piece suite in white.

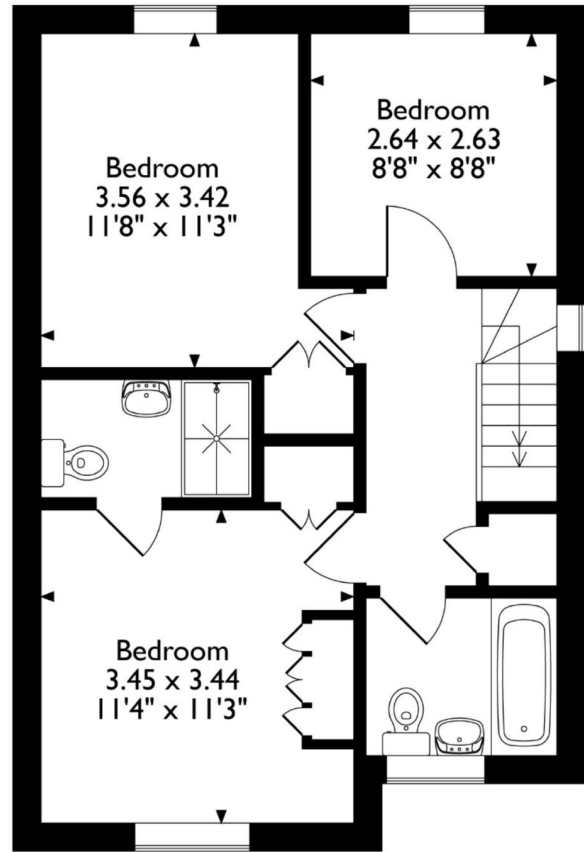
The living room is a generously proportioned, front-facing reception space, offering ample room for a variety of furniture layouts, and wooden fire surround with an electric coal effect fire creates a focal point.

To the rear of the property, the kitchen spans the full width of the home and truly forms the heart of the house. Designed with both style and functionality in mind, it incorporates a dedicated dining area and an excellent range of matt-fronted base and wall units with attractive worksurfaces. A useful storage cupboard with utility plumbing adds further practicality, and French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A window to the rear elevation offers garden views. Integrated appliances comprise of an oven, built in microwave, hob with cooker hood over, dishwasher and fridge/freezer.

90, Great Spring Road Sudbrook, Caldicot, Monmouthshire
 Approximate Gross Internal Area
 90 Sq M/968 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The first-floor landing provides access to all bedrooms and the family bathroom, along with loft access and an over-stairs storage cupboard.

The principal bedroom is a well-proportioned, front-facing double room featuring built-in wardrobes and an en-suite shower room, fitted with a modern three-piece suite to include an oversized shower cubicle.

Bedroom two is another spacious double, positioned to the rear and enjoying pleasant garden views whilst bedroom three, also rear-facing with garden views, offers flexibility as either a bedroom or an ideal home office for those working remotely.

The family bathroom is fitted with a white three-piece suite, featuring a shower over the bath and a frosted window that allows natural light.

STEP OUTSIDE



Externally, the property benefits from off-road parking for up to 3 cars, the garden shed at the end of the driveway will remain in situ, all of which is situated to the right-hand side of the property. A gated access leads from the driveway through to the rear garden, offering both ease of access and added security. The rear garden offers a south westerly aspect and is laid to low maintenance with faux grass to the upper tier and bark chippings to the lower tier. We are advised that the tree house, swing and monkey bars/climbing frame will remain in situ. The rear garden is well bounded by fencing.

AGENTS NOTE:

There is a pending site maintenance charge which we are led to believe is in the region of £250 per annum (TBC).

INFORMATION

Postcode: NP26 5UZ

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: B



DIRECTIONS

From Chepstow take the A48 road to Caldicot passing the St Pierre Golf & Country Club. At the roundabout take the first exit onto the B4245, turn left at the staggard crossroads onto Crick Road and the left onto Main Road. Continue through Portskewett and turn right over the bridge onto Sudbrook Road and continue into the Redrow development of Mill Meadows. Following the numbering the property is located on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92-100)	A	85	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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