



Great Spring Road, Sudbrook

4 Bedrooms
2 Bathrooms
2 Receptions

£440,000



Built in 2019 by Redrow, this exceptional detached family home combines the best of modern living with the charm of a picturesque coastal village setting.

Spanning 1,317 square feet across four bedrooms and two bathrooms, the property is beautifully presented throughout and offered in excellent condition.

The heart of the home is the impressive open-plan kitchen, dining and living area, a bright and sociable space that flows seamlessly out to the enclosed rear garden, ideal for families and entertaining alike.

A separate lounge provides a quieter retreat, while a downstairs WC and utility room add everyday practicality. Parking for up to three vehicles completes the ground floor offering.

Upstairs, four well-proportioned bedrooms are served by a main family bathroom and a private ensuite to the master bedroom. The home carries an EPC rating of B (85), reflecting the efficiency and quality of its Redrow construction and keeping running costs exceptionally low.

Situated just minutes from the Severn Estuary and with outstanding transport links via the M48, Sudbrook offers easy access to both Bristol and Cardiff, making this an ideal base for commuting families seeking space, quality, and a genuine sense of community on the Wales/England border.



Hallway
8'3 x 6'9

W/C
4'1 x 5'8

Laundry Room
6'7 x 5'9

Kitchen / Living Space
13'0 x 25'5

Lounge
16'6 x 12'2

Landing
6'3 x 10'4

Bedroom 1
13'9 x 12'2

Ensuite Shower Room
4'0 x 8'8

Bedroom 2
13'2 x 8'9

Bedroom 3
11'11 x 9'11

Bedroom 4
7'6 x 9'1

Bathroom
10'9 x 5'10

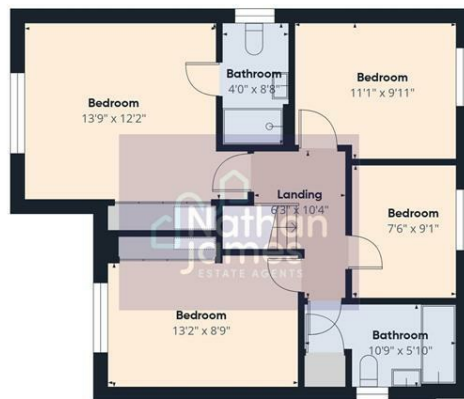


Council Tax Band F



Floor 0

Approximate total area⁽¹⁾
1317 ft²

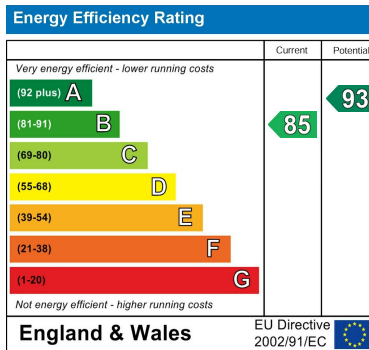


Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



8 Newport Road
Caldicot
Monmouthshire
NP26 4HX
01291 421600

nj@nathanjamesestateagents.co.uk
nathanjamesestateagents.com