DIRECTIONS

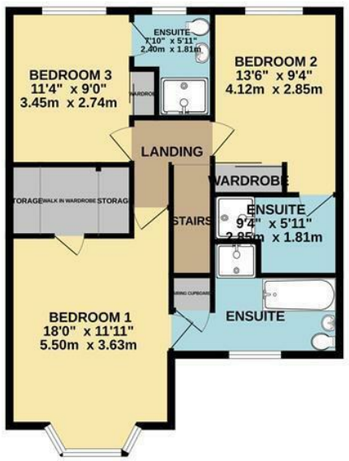
From our Chepstow office proceed towards the town of Caldicot, taking the left hand turn at Mitel roundabout towards Portskewett, proceed through the village where upon reaching the church on your right hand side, take the right turn. Continue through the traffic lights and over the railway bridge which will take you into Great Spring Road, continue along Great Spring Road, where you will find Lave Way on your right.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.

1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1563 sq.ft. (145.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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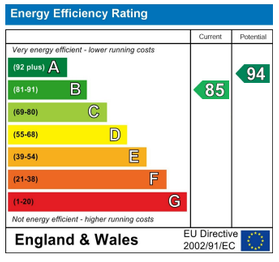
DISC
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



MOON&CO

110 LAVE WAY, SUDBROOK, CALDICOT, MONMOUTHSHIRE, NP26 5WA

3 3 1 B

GUIDE PRICE £400,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

Offered to the market with the benefit of no onward chain this impressive and deceptively spacious three double bedroom (all with en-suite facilities), detached residence occupies a very pleasant position within this desirable residential development, retaining excellent access to the village of Portskewett, the town of Caldicot and the motorway network for the commuter. Affording well-planned and flexible living accommodation arranged over two floors, the existing layout briefly comprises, to the ground floor; a welcoming spacious reception hall, cloakroom/WC, well proportioned lounge with feature bay window, a sizeable open plan kitchen/dining/family room with a range of integrated appliances and patio doors to the rear garden as well as a useful utility room. To the first floor the property benefits three very generous double bedrooms including the principal bedroom with a large walk-in wardrobe and a four piece en-suite bathroom, with the other two bedrooms also benefitting en-suite shower rooms. To the rear the property affords a sunny south facing rear garden, beautifully landscaped comprising a good size paved patio area and extensive area laid to lawn as well as a useful wooden shed, a detached single garage and a private extensive driveway providing parking for two to three vehicles. Immaculately presented throughout and finished to a particularly high standard this property will suit a variety of markets and must be viewed to be appreciated.

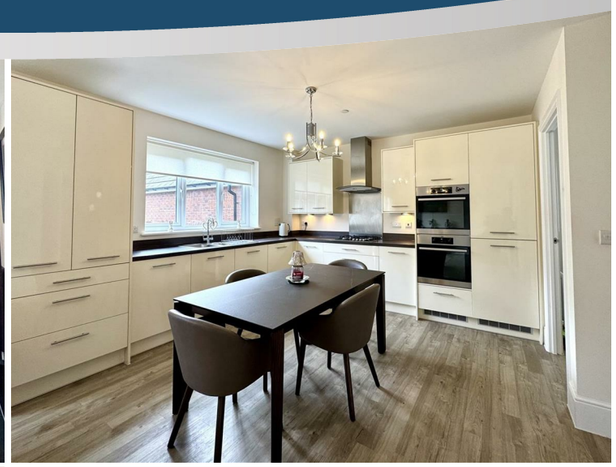
RECEPTION HALL
The front entrance door leads through to the welcoming spacious reception hall with staircase leading to the first floor landing and built-in storage cupboard. Wood effect flooring.

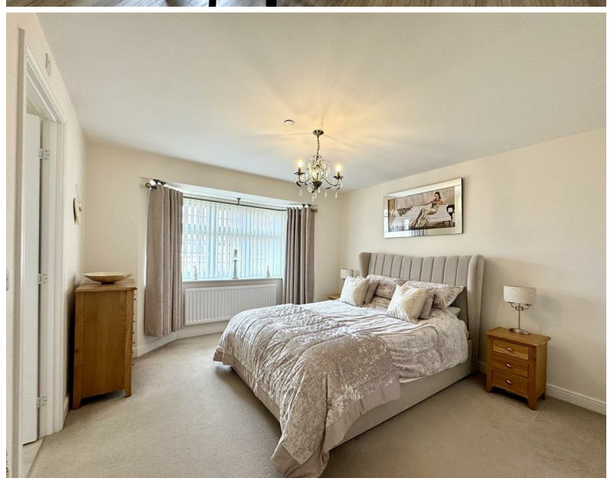
CLOAKROOM/WC
Comprising a two piece suite to include low level WC and pedestal wash hand basin with mixer tap and tile splashback. Wood effect flooring. Frosted circular feature window to the front elevation.

LOUNGE
6.02m x 3.63m (19'9" x 11'11")
A very well proportioned main reception room enjoying a feature bay window to the front elevation.

KITCHEN/DINING/FAMILY ROOM
7.67m x 3.81m (25'2" x 12'6")
Spanning the full width of the property, a sizeable open plan kitchen/dining/family space perfect for everyday living with wood effect flooring throughout. The kitchen area comprises an extensive range of fitted wall and base units with ample wood effect laminate worktops. Inset stainless steel one and a half bowl sink and drainer. A range of integrated appliances to include full height fridge/freezer, eye level double AEG electric oven/grill, four ring gas hob with stainless steel extractor hood over and dishwasher. Plenty of space for either an island or dining table and chairs. Window to the rear overlooking the gardens. The dining/family area enjoys patio doors leading directly out to the rear garden. Useful built-in under stairs storage cupboard. Door to:-

UTILITY ROOM
1.83m x 1.80m (6'0" x 5'11")
A practical space comprising wood effect laminate worktop. Inset stainless steel sink with drainer and mixer tap. Space and plumbing for white goods, also housing the Ideal gas boiler. Wood effect flooring. Door leading out to the rear.





FIRST FLOOR STAIRS AND LANDING
An attractive, spacious, light and airy galleried landing with loft access hatch.

BEDROOM 1
5.49m x 3.63m (18'0" x 11'11")
A very well proportioned principal double bedroom enjoying a feature bay window to the front elevation. Large built-in walk-in wardrobe. Door to:-

EN-SUITE BATHROOM
A spacious four piece en-suite bathroom comprising a modern suite to include double width walk-in shower cubicle with waterfall shower head and tiled surround, panelled bath with mixer tap and tiled surround, wall-mounted wash hand basin with mixer tap and low-level WC. Heated towel rail. Built-in airing cupboard housing immersion tank and inset shelving. Wood effect flooring. Large frosted window to the front elevation.

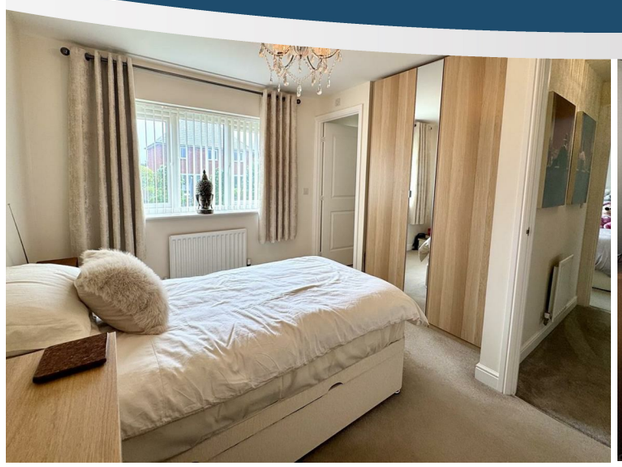
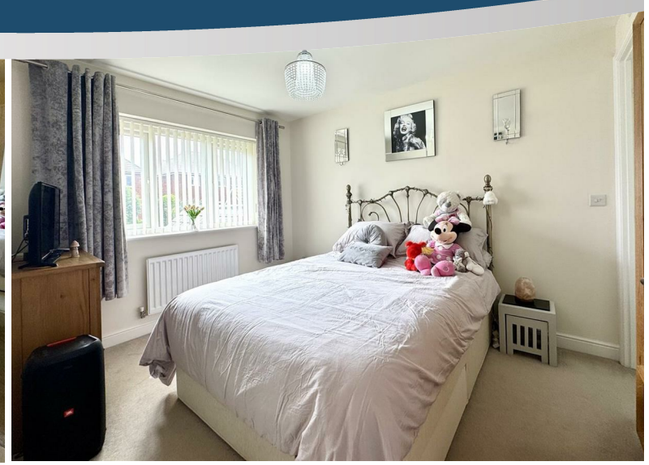
BEDROOM 2
4.11m x 2.84m (13'6" x 9'4")
A second very good sized double bedroom with window to rear. Door to:-

EN-SUITE SHOWER ROOM
Comprising a three-piece suite to include large walk-in shower cubicle with tile surround, wash hand basin with mixer tap and low-level WC. Wood effect flooring. Frosted window to the side elevation.

BEDROOM 3
3.45m x 2.74m (11'4" x 9'0")
A generous double bedroom with window to the rear elevation. Door to:-

EN-SUITE SHOWER ROOM
Comprising a three-piece suite to include double width walk-in shower with tile surround, wall mounted wash hand basin with mixer tap and low-level WC. Heated towel rail. Wooden effect flooring. Frosted window to the rear elevation.

GARDEN
At the front of the property a paved pedestrian pathway leads to the front entrance with a very useful storm porch. The front garden area is low-maintenance laid to stones, bordered to the front boundary by attractive Laurels. The rear garden enjoys a sunny southerly aspect and is beautifully landscaped to include a good size paved patio area accessed directly from the kitchen/dining/family room providing a perfect spot for dining and entertaining. This is bordered by an attractive level lawn and a couple of steps lead up to a sizable further area lead to lawn bordered by an attractive range of plants and shrubs. A slate pedestrian pathway leads to a very useful spacious wooden shed. The property benefits gated pedestrian access to one side leading to the private driveway and to the other side a storage area. The rear garden is fully enclosed by timber fencing to all sides.

DETACHED GARAGE
5.74m x 3.02m (18'10" x 9'11")
To the side of the property a private good sized tarmac driveway providing off street parking for two/three vehicles which gives access to the detached single garage with attractive double doors to the front and benefitting light and power.

SERVICES
All mains services are connected to include mains gas central heating.
Council tax band F.