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Lave Way, Sudbrook CALDICOT  
£500,000

 peter  
alan

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# About the property

Occupying an enviable corner plot within the highly desirable village of Sudbrook, this exceptional four-bedroom detached family home is presented in superb show-home condition and offers spacious, contemporary accommodation perfectly suited to modern family living

The heart of the home is the impressive open-plan kitchen, dining and family space, beautifully upgraded to create a stylish and sociable environment for both everyday living and entertaining. A practical utility room leads directly from the kitchen, providing valuable additional storage and workspace, while a separate living room offers a welcoming retreat for relaxation.

Upstairs, the generous principal bedroom benefits from a modern en-suite shower room. Three further well-proportioned bedrooms and a family bathroom provide ample accommodation for growing families, home workers or visiting guests.

Externally, the property continues to impress. The generous corner plot offers attractive gardens with lawn and patio areas, ideal for outdoor dining, entertaining and family enjoyment while the detached single garage and private driveway offer excellent parking and storage solutions.

Ideally positioned for commuters with access to Bristol, Cardiff and the M4 motorway network, whilst also benefiting from the excellent amenities and community feel of Sudbrook, this outstanding home combines style, space and practicality in equal measure.

A beautifully presented family home that must be viewed!! \*Marketed by PABlack

# Accommodation

## Living Room

20' 6" x 12' ( 6.25m x 3.66m )

## Kitchen/Dining Room

26' 1" x 12' 3" ( 7.95m x 3.73m )

## Utility

6' 6" x 6' 1" ( 1.98m x 1.85m )

## Bedroom 1

12' x 11' 5" ( 3.66m x 3.48m )

## Bedroom 2

12' 3" x 10' 1" ( 3.73m x 3.07m )

## Bedroom 3

12' x 9' 3" ( 3.66m x 2.82m )

## Bedroom 4

10' 6" x 9' 1" ( 3.20m x 2.77m )

## Bathroom

8' 8" x 6' 7" ( 2.64m x 2.01m )

## Shower Room

8' 10" x 6' ( 2.69m x 1.83m )

## Garage

25' 4" x 10' 8" ( 7.72m x 3.25m )



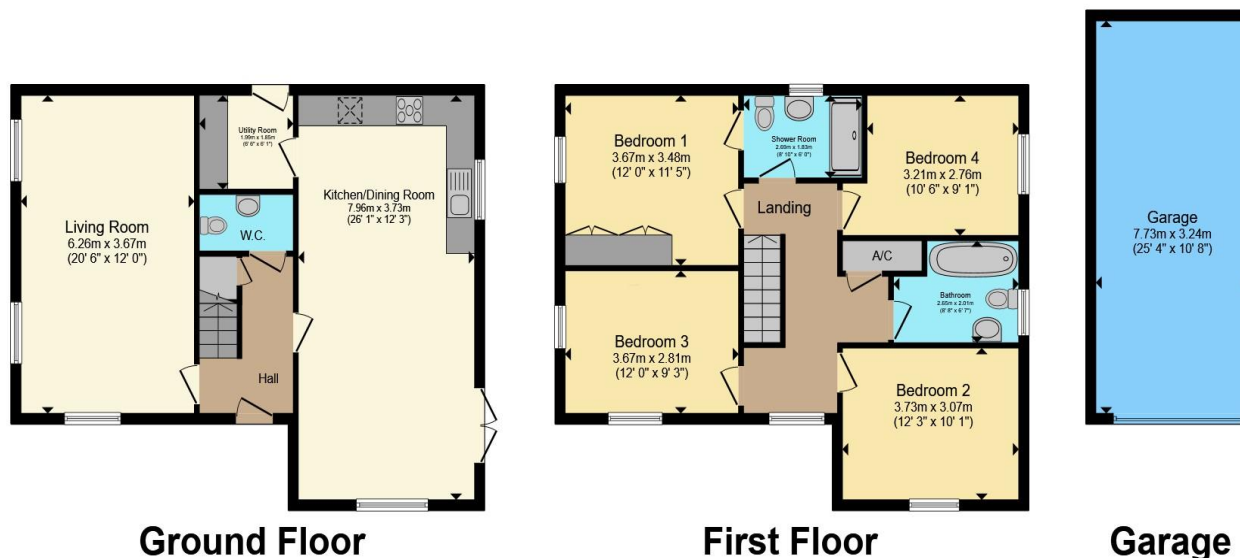






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Total floor area 157.8 m<sup>2</sup> (1,698 sq.ft.) approx

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