



# SUDBROOK

Guide price **£325,000**





# 59 GREAT SPRING ROAD

Sudbrook, Caldicot, Monmouthshire NP26 5UY



3 bedrooms (ensuite to principal bedroom)  
Off road parking for 3 cars  
Enclosed 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, 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



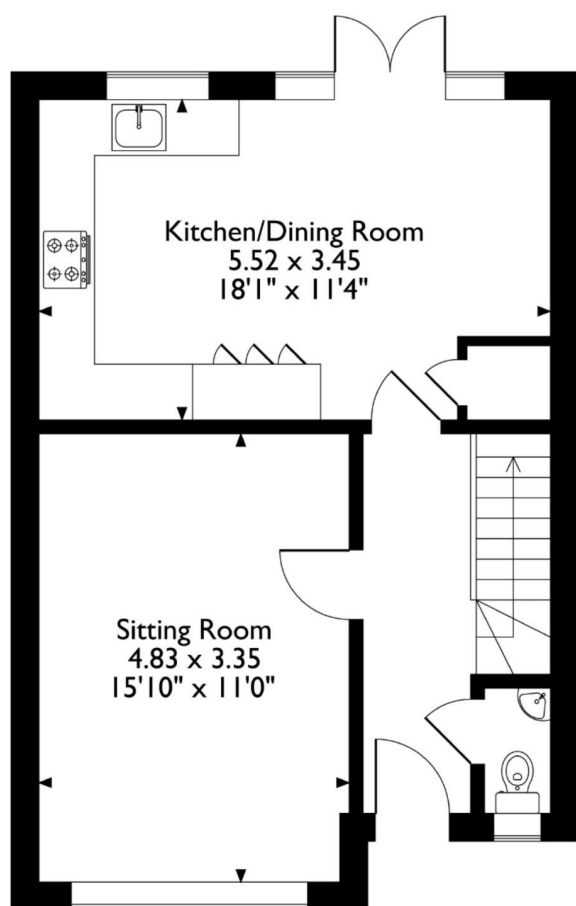
The front entrance door opens into a welcoming reception hall, featuring a staircase rising to the first floor and useful under-stairs storage.

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.

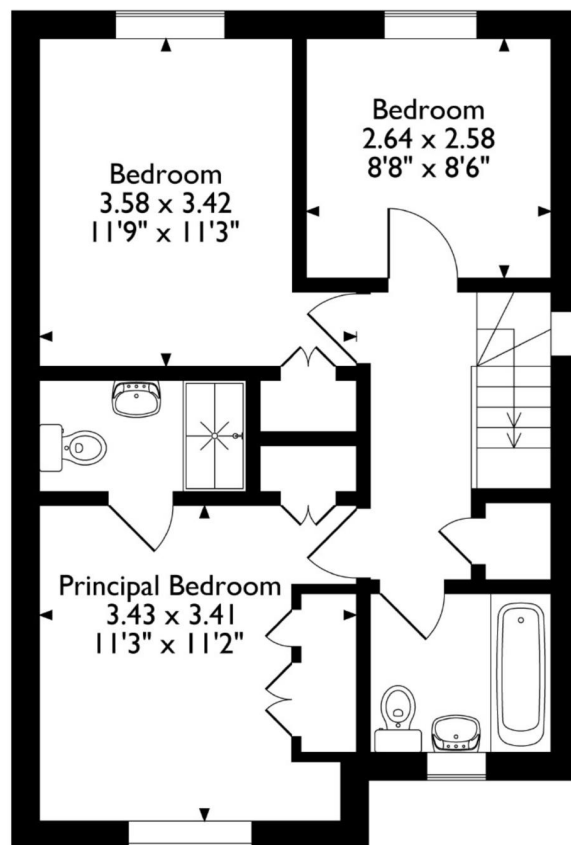
The living room is a generously proportioned, front-facing reception space, offering ample room for a variety of furniture layouts.

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, including a pull-out pantry. The space is enhanced by under-unit and inset lighting, while integrated appliances include an AEG oven, combination microwave, dishwasher, and hob, complemented by a Zanussi fridge freezer. 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.

## 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 two built-in wardrobes and a stylish en-suite shower room fitted with a modern three-piece suite.

Bedroom two is another spacious double, positioned to the rear and enjoying pleasant garden views, with the added benefit of a double wardrobe.

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 positioned to the right-hand side, providing convenient and practical access. A gated pathway leads from the driveway through to the rear garden, offering both ease of access and added security.

The rear garden is fully enclosed by fencing, creating a private and well-defined outdoor space. Designed with low maintenance in mind, it features a neatly laid, level area of faux lawn that provides an attractive and usable setting throughout the year, complimented by a paved sun terrace. A generous garden storage shed is included and will remain in situ, offering excellent storage solutions. Established shrub planting along the borders adds colour, texture, and a touch of greenery, enhancing the overall appeal of this well-presented outdoor space.

#### AGENTS NOTE:

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

## INFORMATION

Postcode: NP26 5UY

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 staggered 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 left-hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
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.