



A generous four bedroom period style home with large driveway, garage, level rear garden and overlooking Woodland offered with no onward chain.

The internal accommodation comprises; Entrance hall, lounge, living room/diner, kitchen, bathroom, conservatory. At first floor there is three double bedrooms, shower room and a landing area with a stairs leading to the fourth bedroom (double).

Situated in the village of Bream, this location offers a range of amenities to include: cafes, public houses, doctor's surgery, pharmacy, primary school, butchers, hotel, supermarkets, pet groomers and sports club.

The market town of Lydney is approximately 3.2 miles distance where there are a further range of facilities. A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: C (Forest of Dean District Council )

Tenure: Freehold

### **Entrance hall**

Has a mosaic tiled floor with stairs to the first floor and doors that lead into the dining room.

### **Lounge**

w: 12' 1" x l: 12' (w: 3.68m x l: 3.66m)

Looking out to the front aspect of the property. Features exposed wooden flooring and fireplace with a fuel burner inset.

### **Dining Room**

w: 12' x l: 11' 11" (w: 3.66m x l: 3.63m)

Double glazed window to the rear of the property, wood effect flooring and under stairs storage.

### **Kitchen**

w: 11' 7" x l: 8' 11" (w: 3.53m x l: 2.72m)

Has a range of units and built-in dishwasher with fridge/freezer. Features a chimney breast with a range style cooker inset. Windows looking to the side of the property, tiled flooring, door and steps to the bathroom and a door into the conservatory.

### **Conservatory**

w: 13' x l: 6' 4" (w: 3.96m x l: 1.93m)

Tiled flooring with windows overlooking the garden and a double glazed door that leads into it.

### **Bathroom**

w: 9' x l: 6' 10" (w: 2.74m x l: 2.08m)

A modern white suite including bath with shower over, close coupled WC, counter top sink unit, tiled floor and walls with a heated towel rail.

### **Landing**

Window looking to the front of the house with doors leading off as well as stairs to the first floor.

### **Bedroom 1**

w: 12' x l: 10' 1" (w: 3.66m x l: 3.07m)

Windows looking out to the front with wood effect laminate flooring and feature fireplace.

### **Bedroom 2**

w: 12' x l: 10' 3" (w: 3.66m x l: 3.12m)

Windows overlooking the garden along with feature fireplace and wood effect laminate flooring.

### **Bedroom 3**

w: 9' x l: 7' 2" (w: 2.74m x l: 2.18m)

Window looking to the side of the property with wood effect laminate flooring and a feature fireplace.

### **Shower**

Shower room comprising; wc, shower cubicle and wash hand basin.

### **Bedroom 4**

Attic room with Velux window to rear (double bedroom).

**Garden**

Private level space mainly laid to lawn also benefiting from raised patio area, brick constructed shed, raised borders with mature shrubs and a South-West facing aspect.

**Garage**

Power supply available.

**Services**

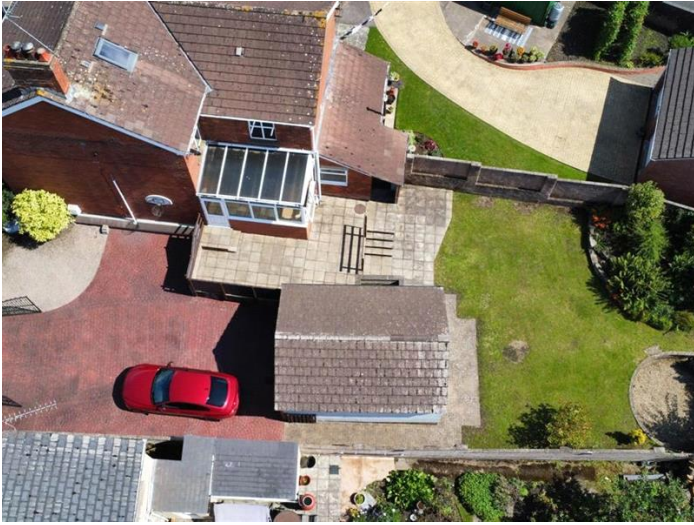
All mains services are believed to be connected to the property.

**Viewings**

Via Hills.

**Vehicle parking**

Large gated driveway (space for circa 5 vehicles )



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			81
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.