



The Breezes, Lydney Road, Yorkley, Lydney
Offers Over £450,000

3 bedroom detached house for sale | Freehold

A light and spacious three bedroom detached house which has been stylishly decorated and modernised throughout, with off road parking, enclosed gardens which offer fantastic outdoor entertainment space to include a summer house, and beautiful views over surrounding countryside, situated on the outskirts of a village.

This property offers comfortable and well presented living accommodation set over two floors. The ground floor comprises; entrance hall, fitted kitchen with dual window aspect, and 'L' shaped lounge/diner with patio doors providing fantastic views over surrounding countryside. The first floor comprises; three good sized double bedrooms and a family bathroom with spa bath and overhead shower.

Outside, the property can be accessed via the road where there are gates allowing access onto a raised gravelled parking area. There is a pathway which leads to further gravelled area where there is a log shed, and access into the house. There is a well-maintained lawned area with an outdoor shed for storage space, and decking area which wraps around to the rear of the property, and leads up to a raised decking area with a summer house. This space provides fantastic views over surrounding countryside and offers a great outdoor/indoor space to relax and entertain guests during warmer months. The garden is enclosed via fencing and walling

Situated on the outskirts of Yorkley, a quaint village in the Forest of Dean, this property provides a rural living space with access to more bustling towns/cities. The village of Yorkley has a variety of amenities including a local shop, public house, post office, school and a doctor's surgery with prescription dispensary and has access to a local bus service.

The market town of Lydney is approximately three and a half 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: D (Forest of Dean District Council)

Tenure: Freehold

Entrance hall

Allowing access to living room, kitchen and large cupboard housing the boiler.

Kitchen

A range of units fitted at wall and base level with great counter space, exposed roof beams, dual window aspect, sink with drainer and mixer tap, freestanding electric oven with gas hob and extractor hood over, space and plumbing for washing machine/ dryer and dishwasher, and space for fridge/freezer.

Lounge/diner

"L" shaped room with fantastic views via patio doors; offering space for dining room table as well sofas etc, fireplace with multi fuel stove, window to side aspect.

FIRST FLOOR:

Landing

Access to loft.

Bedroom 1

Double bedroom with windows to side and front aspect (fantastic views of Welsh mountains).

Bedroom 2

Double bedroom, feature fireplace, fitted wardrobe and window to side aspect.

Bedroom 3

Double bedroom with fitted wardrobe and window to side aspect.

Bathroom

Three piece suite comprising WC, wash hand basin with vanity unit, "spa" bath with over head shower and screen, window to side aspect, fitted cupboard and heated towel rail.

Outside

The property can be accessed via the road where there are gates allowing access onto a raised gravelled parking area. There is a pathway which leads to further gravelled area where there is a log shed, and access into the house. There is a well-maintained lawned area with an outdoor shed for storage space, and decking area which wraps around to the rear of the property, and leads up to a raised decking area with a fully insulated summer house with power supply. This space provides fantastic views over surrounding countryside and offers a great outdoor/indoor space to relax and entertain guests during warmer months. The garden is enclosed via fencing and walling.

Services

Mains electric, water and drainage connected. Oil central heating and gas, Lpg Gas bottle cooker.

Viewings

By prior appointment with Hills.



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
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	49	
(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.