



## At first glance

- 4 Bedrooms - 1 En-suite
- Double Glazing
- Driveway
- Garage
- Within warranty
- Detached
- Close to local amenities
- Enclosed garden
- No Onward Chain

## In detail

A beautifully designed and decorated, modern and tasteful four bedroom detached home with 8 years left on the NHBC warranty, driveway for parking, garage and enclosed gardens, situated in a prime development in the town of Lydney, close to local amenities.

This property offers light and spacious accommodation set over two floors and is the perfect turn-key home. The ground floor comprises; entrance hall, lounge, utility room, downstairs WC, and open plan fitted kitchen/diner with French doors to the rear garden. The first floor comprises; four good sized double bedrooms (one with en-suite) and a family bathroom. Outside, there is a driveway providing parking to the front of the property with a garage behind which has power and lighting supply. There is a side gate which provides access to the well maintained and enclosed rear gardens.

Situated on the edge of Lydney, this property is in close proximity of a variety of different facilities, including a wide range of shops, banks, building societies, supermarkets and a locally treasured park, as well as a sports centre, golf course, hospital, doctor's surgeries, train station, and primary and secondary schools. A wider range of facilities are also available throughout the Forest of Dean including an abundance of picturesque woodland and river walks and outdoor pursuit activities. 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: E (Forest of Dean District Council )

Tenure: Freehold

Parking options: Driveway, EV Charging, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





### **Entrance hall**

Radiator, access through to cloakroom, lounge, kitchen/diner and stairs leading up to first floor.

### **Cloakroom**

WC, wash hand basin, radiator, window to rear aspect.

### **Lounge**

Carpeted flooring, radiator, bay window to front aspect.

### **Kitchen/diner**

Open plan layout with additional utility space.

Fitted units at eye and base level with plenty of worktop space, integrated fridge freezer, oven with gas hob and extractor hood above, integrated dishwasher, sink unit with mixer tap and drainer, window to rear aspect, doors providing access into rear garden, space for dining table and chairs, radiator.

### **Utility**

Please note: the utility space is accessed via the kitchen/diner.

Fitted units at base level with worktop space, integrated washing dryer, fitted drying rack, window to side aspect, wall mounted gas central heating boiler.

## **FIRST FLOOR:**

### **Landing**

Access to all bedrooms and family bathroom.

### **Bedroom 1**

Carpeted flooring, radiator, fitted wardrobes, access to en-suite.

### **En-suite**

WC, wash hand basin, walk-in shower cubicle with glass screen, tiled splash backs, window to side aspect.

### **Bedroom 2**

Carpeted flooring, radiator, window to rear aspect.

### **Bedroom 3**

Carpeted flooring, radiator, window to front aspect.

### **Bedroom 4**

Carpeted flooring, radiator, window to rear aspect.

### **Bathroom**

WC, wash hand basin, bath with shower attachment and glass screen, tiled walls, window to side aspect.

### **Outside**

To the front of the property, there is a pathway which gives access through the front door, with shrubs and plants to either side. There is side access into the rear garden and a driveway with parking for multiple vehicles and a single garage behind with power and lighting supply.

The rear garden is level and mainly laid to lawn, enclosed via fencing providing a private and secluded space to sit outside and relax/entertain guests.

### **Services**

Mains gas, electric, water and drainage connected.

\*The services and central heating system where applicable have not been tested.\*

### **Viewings**

By prior appointment with Hills.

### **Rates**

Council Tax Band: E



Please refer to [https://www.counciltax.info/council/forest\\_of\\_dean](https://www.counciltax.info/council/forest_of_dean) for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

**Water Rates**

Severn Trent - to be advised.

**Money Laundering Regulations**

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

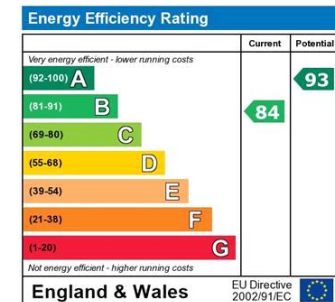
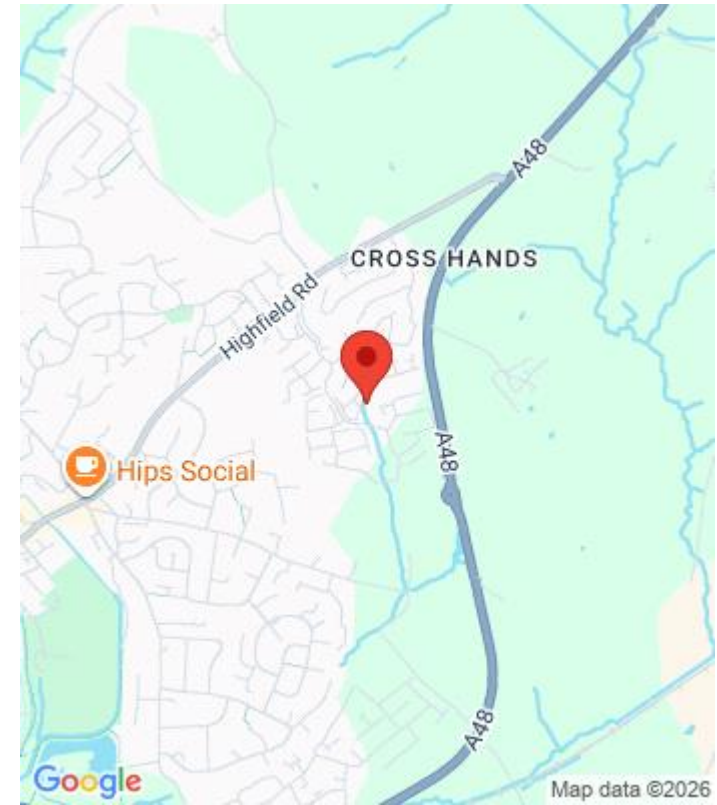
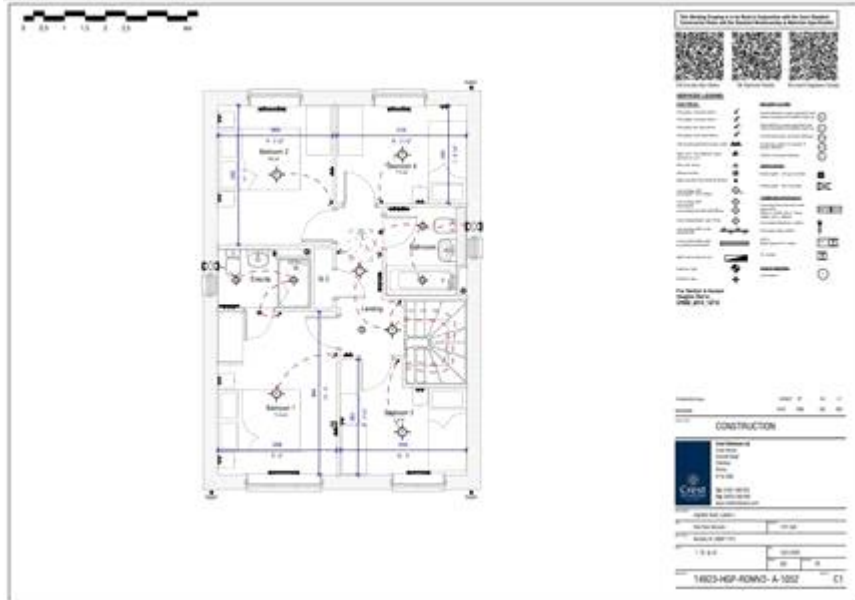
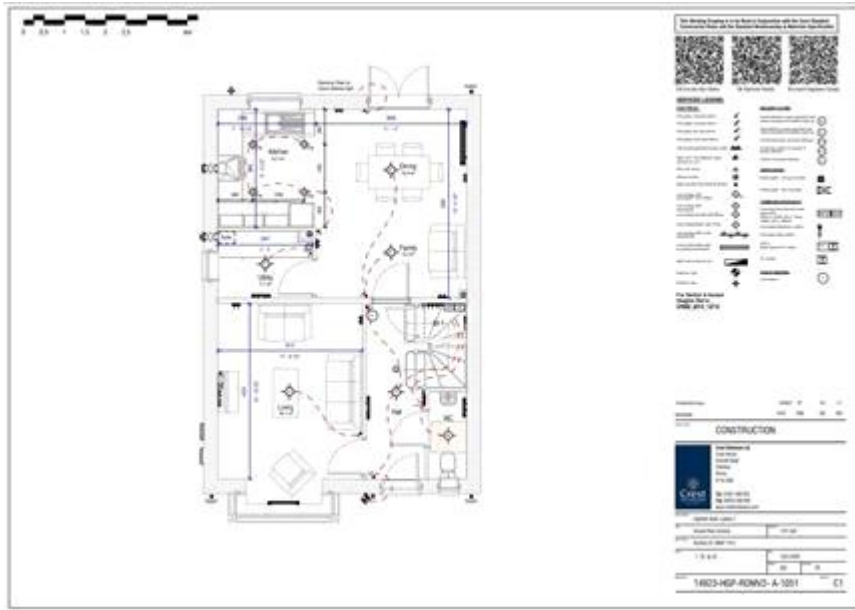


*Town and Country*



*Commercial*

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/fixings 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.



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.