HILLS
PROPERTY CONSULTANTS

Glory Bee, Brierley Way, Oldcroft, Lydney
£650,000

3 bedroom detached house for sale | Freehold

At first glance

- 3 Bedrooms
- Close to woodland walks
- Detached double garage
- Feature fireplace
- Large driveway
- Large gardens
- Outbuildings
- Wildlife pond

In detail

A charming and well-presented three bedroom detached property with large driveway, detached double garage, well-maintained and level gardens with large wildlife pond, summer house, outbuilding and greenhouse, situated in a semi-rural location, within close proximity to Lydney's amenities.

This property offers generous and comfortable accommodation set over two floors and is the perfect buy for budding families and those looking for fantastic outdoor entertainment space, as well as a double garage for outdoor storage or workshop purposes.
Internally, this property comprises entrance hall, cloakroom, lounge with feature fireplace, dining room, rear porch, kitchen, three good sized bedrooms and a family bathroom. Externally, there is a large driveway providing ample parking space, level gardens laid to lawn to the side with a wildlife pond, decked area, a variety of shrubs and trees, a summer house, outbuilding, greenhouse and a detached double garage.

This property is located in Oldcroft, which is a five minute drive from the quaint village of Blakeney, Gloucestershire, which has its own; Convenience Store, Post Office, Doctor's surgery, Social Club, Public houses, Fish and Chip shop, Primary Schools and Church. It is close to main bus routes and Lydney/Gloucester train stations which can be reached from the A48. A48 also leads into Chepstow, Newport and gives direct access to M4 towards Bristol and the M5 towards Gloucester, Cheltenham and The Midlands. School bus services offer access to all senior schools and colleges.

Council Tax Band: E (Forest of Dean District Council)
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden
Electricity supply: Mains
Heating: LPG
Water supply: Mains
Sewerage: Mains

Porch
Windows to front and side aspects, access into entrance hall.

Entrance hall
Access through to cloakroom and lounge, stairs leading up to first floor.

Cloakroom
WC, wash hand basin with vanity unit underneath, heated towel rail, window to rear aspect.

Lounge
Feature fireplace with log burner and stone surround, carpeted flooring, windows to front and rear aspects, sliding doors providing access through to outside, access through to dining room, radiator.

Dining Room
Window to side aspect, access through to rear porch, access through to kitchen, doors providing access to outside.

Kitchen
Fitted units at eye and base level with worktop space, space for cooker with hob, extractor fan, space and plumbing for washing machine/dryer and dishwasher, sink unit with mixer tap and drainer, space for freestanding fridge freezer, window to side aspects, storage cupboards.

FIRST FLOOR:

Landing
Access to all three bedrooms and a family bathroom.

Bedroom 1
Carpeted flooring, radiator, windows to side aspects, built-in wardrobes.

Bedroom 2
Carpeted flooring, radiator, windows to front and side aspects, storage cupboard.

Bedroom 3
Carpeted flooring, radiator, window to front aspect, built-in wardrobe.

Bathroom
Bath with shower screen, mixer taps and shower attachment, tiled splash backs, tiled flooring, WC, wash hand basin with vanity unit underneath, window to side aspect.

Outside
To the front of the property, there is gated access through to a gravel driveway which provides ample parking and turning space for multiple vehicles. There is a double garage with up and over doors, and power and lighting supply behind with an outbuilding and greenhouse to the side. To the other side, there is a decked area with a summer house and a large pond housing wildlife. This offers a fantastic space to sit outside and relax during warmer months. Behind this, the garden is mainly laid to lawn and offers a great space to entertain family members and guests, with a variety of trees, shrubs, bushes and plants.
There is a pathway which takes you into the property and leads around the side and through a rear patio area which then wraps around to the lawned gardens.

Services
LPG gas central heating, mains electric, water and drainage connected.
** The services and heating system, where applicable, have not been tested. **

Viewings
By prior appointment with Hills.

Rates
Council Tax Band: E

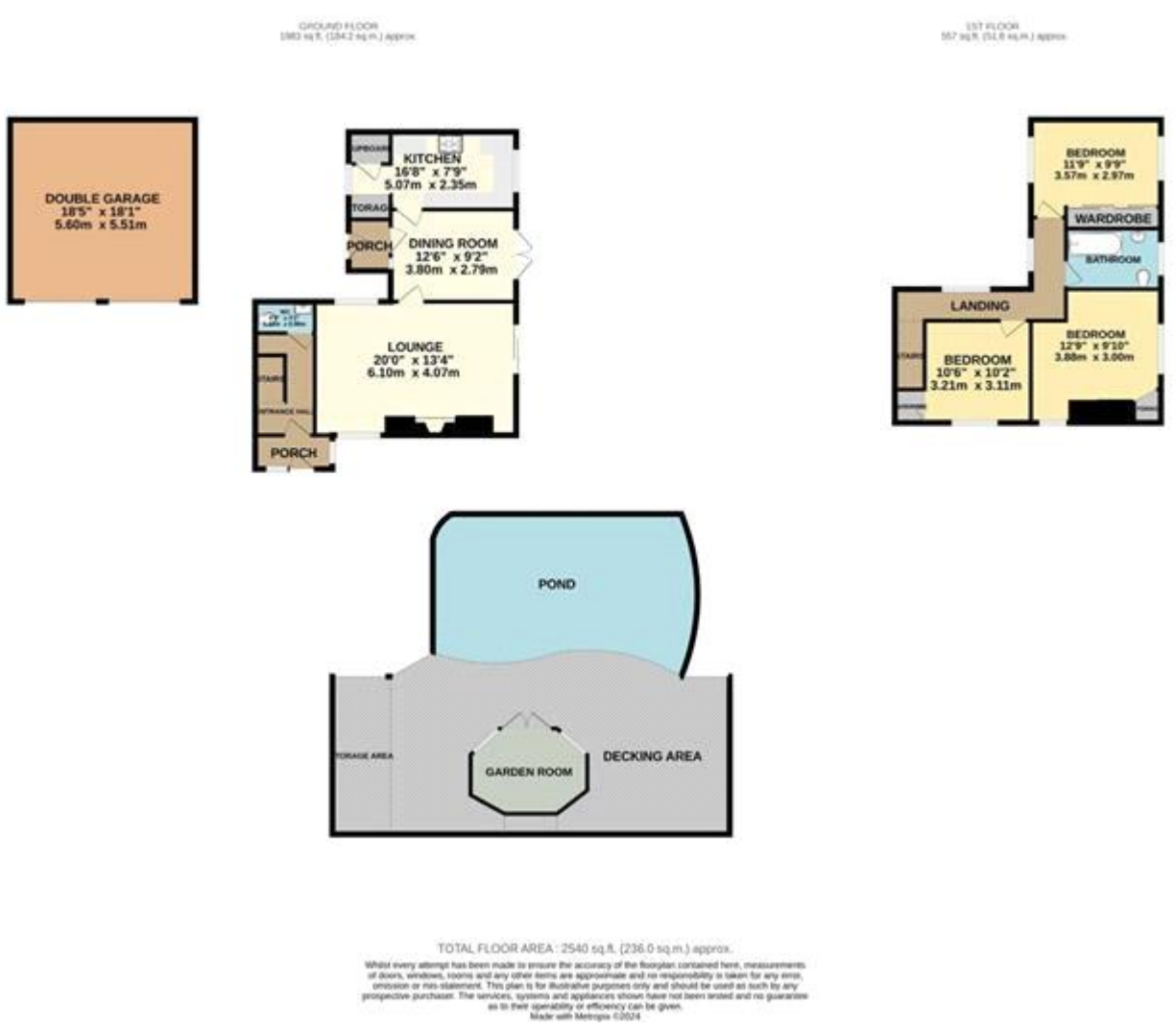
Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and https://www.gov.uk/council-tax-bands for the Tax Band.

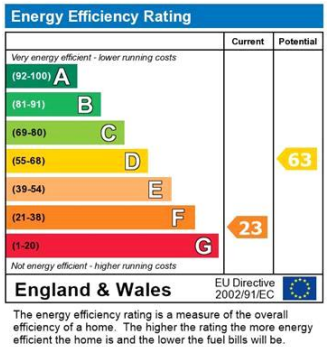
Water Rates
Severn Trent - to be advised.

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/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.





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.

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Viewing by appointment only
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