



Sycamore House, Lower Road, Yorkley, Lydney
OIRO £360,000

3 bedroom semi-detached house for sale | Freehold

At first glance

- 3/4 bedrooms
- Close to local amenities
- Close to travel networks
- Enclosed garden
- Fitted Kitchen
- Open plan layout
- Rural views
- Potential for off-road parking with planning consent

In detail

A recently extended and beautifully presented three/four bedroom semi-detached home offering spacious enclosed gardens, open plan living and beautiful views over surrounding countryside.

This property is a perfect buy for those looking to find their new family home to treasure wonderful memories. Offering comfortable and generous accommodation set over two floors, internally, it comprises; side porch, cloakroom, fitted kitchen, dining room with bi-fold doors leading outside, lounge, snug/office, downstairs bedroom/office, three upstairs bedrooms (one with en-suite) and a family bathroom. Externally, the gardens are enclosed and laid to both lawn and patio, offering a wonderful space to sit outside and relax during warmer months.

Situated in 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, hairdressers, public house, post office, school and a doctor's surgery 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: C (Forest of Dean District Council)

Tenure: Freehold

Parking options: On Street

Garden details: Enclosed Garden

Electricity supply: Mains

Heating: LPG, Woodburner

Water supply: Mains

Sewerage: Mains





Dining Room

Access into the property via triple bi-folding doors into the dining room. Window to front aspect, feature fireplace, storage cupboard, access through to kitchen and to lounge.

Kitchen

A range of fitted units at eye and base level with worktop space, tiled splash backs, sink unit with mixer tap and drainer, built-in dishwasher, integrated electric oven with grill, gas hob with extractor hood above, space and plumbing for washing machine/dryer, space for freestanding American fridge freezer, access through to side porch and cloakroom.

Porch

Access through to cloakroom and outside.

Cloakroom

WC, wash hand basin, gas boiler, window to front aspect.

Lounge

Window to rear aspect, feature fireplace with log burning stove, radiator, access through to snug/office.

Snug

Could also be utilised as a home office. Dual aspect windows to front and side aspect, understairs storage cupboard, stairs leading up to first floor.

Bedroom 4 / Office

Could be utilised as a home office, snug or downstairs bedroom. Velux roof lights, picture window.

FIRST FLOOR:

Landing

Access to all bedrooms and family bathroom.

Bedroom 2

Window to front aspect, velux roof light, carpeted flooring.

Bedroom 1

Feature fireplace, window to rear aspect, velux roof light, carpeted flooring, access to en-suite.

En-suite

Double shower enclosure, wash hand basin with vanity unit underneath, WC, heated towel rail, velux roof light.

Bedroom 3

Window to front aspect, carpeted flooring.

Bathroom

Wash hand basin with vanity unit underneath, WC, bath with mixer taps and shower attachment, heated towel rail, velux roof light.

Outside

Externally, the property and its gardens are enclosed via fencing and retaining wall. The gardens are set over two tiers and laid to both lawn and patio, and provide a fantastic space to sit outside and relax during warmer months, with direct access through to dining room for dinner parties and beautiful views of the surrounding countryside. There are steps which lead to Stag Hill.

Off road parking available.

Services

Gas, water, electric and drainage connected.

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

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: C



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/fitings 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.



TOTAL APPROX. FLOOR AREA 1316 SQ.FT. (122.2 SQ.M.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F			
(1-20) G		14	
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.