HILLS
PROPERTY CONSULTANTS

Barnett Way, Lydney
Offers Over £325,000

4 bedroom detached house for sale | Freehold

At first glance

- 4 Bedrooms - 1 En-suite
- Close to local amenities
- Driveway and Garage
- Enclosed garden
- No Onward Chain
- Open plan kitchen/diner
- Walking distance from Town

In detail

A light and spacious four bedroom detached property with driveway providing parking & garage, open-plan kitchen/diner, enclosed rear garden and offered with NO onward chain, situated in a fantastic town location close to local amenities.

This property is perfect for those looking to find their new home for their budding families and is in a great location close to local amenities and schools. Please note: the property was initially upgraded with Bellway to include; stone flooring throughout the hallway and kitchen, extended tiling, mirror in en-suite, and built-in wardrobe in the master bedroom.

Offering modern and comfortable accommodation, internally, this property comprises; entrance hall, WC, lounge, kitchen/diner, four bedrooms (one with en-suite) and family bathroom. Externally, there is a driveway providing parking to the side with a garage behind. The rear garden is enclosed and low maintenance.

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, 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: D (Forest of Dean District Council)
Tenure: Freehold
Parking options: Off Street
Garden details: Enclosed Garden

Entrance hall
Access through to WC, lounge, and kitchen/diner. storage cupboard, stairs leading up to first floor.

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

Lounge
w: 10' 9" x l: 18' (w: 3.28m x l: 5.49m)
Carpeted flooring, radiator, window to front aspect.

Kitchen/diner
w: 12' 4" x l: 18' 9" (w: 3.76m x l: 5.72m)
Open plan layout.
Fitted units at eye and base level with worktop space, integrated oven, induction hob with extractor hood above, sink unit with mixer tap and drainer, space and plumbing for washing machine/dryer, space for fridge freezer, cupboard housing gas boiler, space for dining table and chairs, tiled flooring, window to rear aspect, doors leading out into rear garden.

FIRST FLOOR:

Landing
Carpeted flooring, access to all bedrooms and family bathroom.

Bedroom 1
w: 10' 8" x l: 11' 1" (w: 3.25m x l: 3.38m)
Carpeted flooring, radiator, window to rear aspect, access to en-suite.

En-suite
Wash hand basin, WC, walk-in shower enclosure, tiled splash backs, heated towel rail, window to side aspect.

Bedroom 2
w: 8' 9" x l: 10' 8" (w: 2.67m x l: 3.25m)
Carpeted flooring, radiator, window to front aspect.

Bedroom 3
w: 7' 8" x l: 8' 5" (w: 2.34m x l: 2.57m)
Carpeted flooring, radiator, window to front aspect.

Bedroom 4
w: 7' 8" x l: 9' (w: 2.34m x l: 2.74m)
Carpeted flooring, radiator, window to rear aspect.

Bathroom
WC, wash hand basin, bath with shower attachment and mixer taps, tiled splash backs, heated towel rail, window to side aspect.

Outside
Outside the property, there is shared access to the driveway for this property, which offers off-road parking and has a garage with power and lighting supply behind. There is side access through to the rear garden which is mainly laid to lawn and gravel and is low-maintenance. The garden is enclosed by fencing.

Services
Mains 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: D

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.

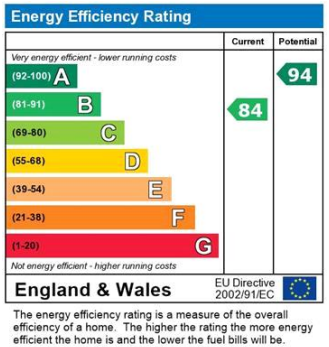
Maintenance charge
2023: £77.74
2024/2025: TBC

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.

Approximate net internal area: 1102.81 ft² / 102.45 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360



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.

HILLS
PROPERTY CONSULTANTS

Viewing by appointment only
Hills Property Consultants
U1 Central House, Dean Road, Newnham, Gloucestershire GL14 1AB
Tel: 01594801261 Email: property@hillspc.co.uk Website: www.hillspc.co.uk