



**Plot 2, Corner Road, Pillowell, Lydney**  
**£620,000**

4 bedroom detached house for sale | Freehold

## At first glance

- 10 years building warranty
- 4 Double bedrooms (2 En-suite)
- A+ energy rating
- Driveway and Garage
- Enclosed garden
- EV charging point
- Light and modern accommodation
- Solar panels and battery storage
- Triple glazing

## In detail

A tastefully designed and high specification four bedroom (two en-suites) detached property with ground floor underfloor heating, enclosed garden, driveway with EV charging point, air source pump heating system and garage, situated on an exclusive development consisting of only four desirable homes.

Planning is granted for an exclusive development which makes up four individually designed properties, which will be bounded by a protected wildlife border.

This 2540sq ft property has light and elegant accommodation and is offered with the option of energy efficient heating systems. Internally comprising: entrance hall, cloakroom, study, kitchen/diner, lounge, utility room, four double bedrooms (two en-suites) and a family bathroom. Externally, there is an enclosed garden, driveway to front and garage with power and lighting supply.

The property will benefit from a 10 year build warranty.

Situated in the village of Pillowell which is close to Yorkley, this picturesque area is popular for its beautiful countryside views. The property is around 3 minutes away from Pillowell Primary School. The neighbouring village of Yorkley benefits from a local Shop, Post Office, Doctors Surgery, Primary School, two Public Houses and woodland walks. Lydney town (approx. 3 miles away) offers a wide range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

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: TBC (Forest of Dean District Council )

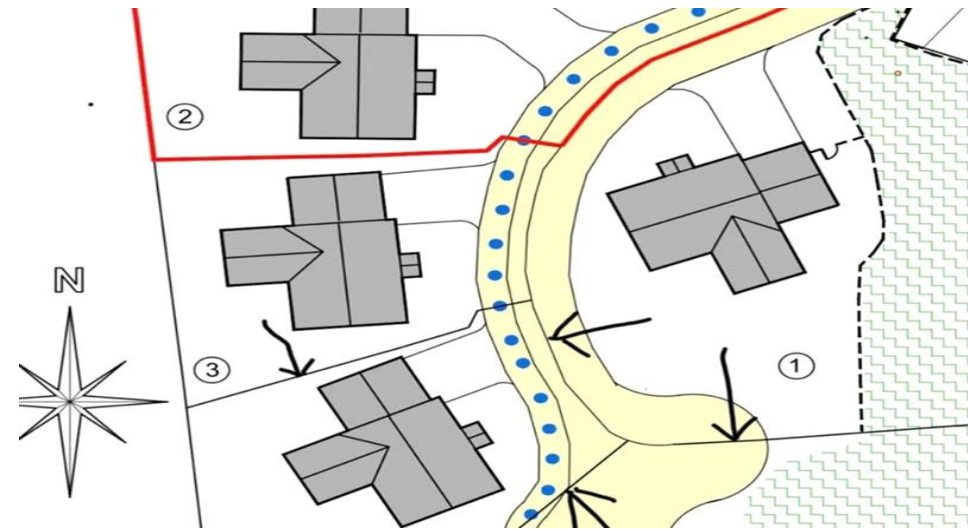
Tenure: Freehold

Electricity supply: Mains, Solar

Heating: ASHP

Water supply: Mains

Sewerage: Mains





#### **Please note**

The developer is considering different options for sale.

Option 1: Selling the plot and contracting to build to existing plans with staged payments. (Buyers are able to choose and help design their own kitchens/bathrooms etc.)

Option 2: Selling the completed properties.

#### **Please note**

Some of the Images for this property have been computer generated for marketing purposes.

#### **Entrance hall**

Under stairs storage space, access through to cloakroom, study, lounge, kitchen/diner and utility room. Stairs leading up to first floor.

#### **Kitchen/diner**

Fitted units with worktop space (style and work surfaces to be agreed), integrated appliances, sink unit with drainer, island unit, open plan layout with dining area.

Dining area will have bi-fold doors leading out to the rear garden.

#### **Lounge**

Wood burning stove, bi-folding doors leading out to the rear garden.

#### **Study**

Windows to front and side aspect.

#### **Utility**

Fitted units with worktop space, integrated washing machine/dryer, internal door to garage.

#### **Cloakroom**

WC, wash hand basin.

#### **FIRST FLOOR:**

#### **Landing**

Storage cupboard, access through to all bedrooms and family bathroom, access to loft space.

#### **Bedroom 1**

Fitted dressing area, access to en-suite.

#### **En-suite**

Shower enclosure, WC, wash hand basin (to be agreed with buyer).

#### **Bedroom 2**

Walk-in wardrobe, access to en-suite.

#### **En-suite**

Shower enclosure, WC, wash hand basin (to be agreed with buyer).

#### **Bedroom 3**

Window to front aspect.

#### **Bedroom 4**

Window to rear aspect, built-in wardrobe.

#### **Bathroom**

Shower enclosure, free standing bath, WC, wash hand basin (to be agreed with buyer).

#### **Outside**

To the front of the property, there is a driveway and garage, where a low stone wall encloses the garden. The plot is level and the garden will be securely enclosed. There is a generous patio area and lawned area, perfect for relaxing summer days.

#### **Garage**

Integrated garage with power supply, electric vehicle charging point (ECP), access to rear garden.

#### **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.

**Viewings**

By prior appointment with Hills.

*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.

