



At first glance

- 4 bedrooms
- En-suite
- Extended
- Garage
- Integrated Appliances
- Low maintenance garden
- Open plan kitchen/diner
- Open rear views

In detail

Benefiting from a corner plot, this four bedroom (1 en-suite) extended home offers unique and generous living accommodation with tasteful decoration throughout, landscaped rear gardens, and the most fantastic views over Lydney and towards the Severn crossings.

Internally, the property comprises; entrance hall, enclosed lounge, open plan kitchen/diner/living room with utility and cloakroom. At first floor, there are four bedrooms (one en-suite) and a family bathroom. Externally there is an integral garage to front with driveway and small lawned area. To the rear, there is a patio area with bespoke pergola and lower lawned area.

This fantastic property sits on the doorstep to many beautiful walks around Lydney but also within the wider Forest of Dean and Wye Valley area. It is within walking distance to Lydney Train Station and the abundance of retail facilities in the town.

Lydney town offers a wide range of facilities including a variety of shops, banks, building societies, supermarkets and a locally treasured park, as well as a sports centre, golf course, doctor's surgeries, train station, primary and secondary schools. A wider range of facilities are also available throughout the Forest of Dean including 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: Driveway, Garage

Garden details: Enclosed Garden, Private Garden, Rear Garden

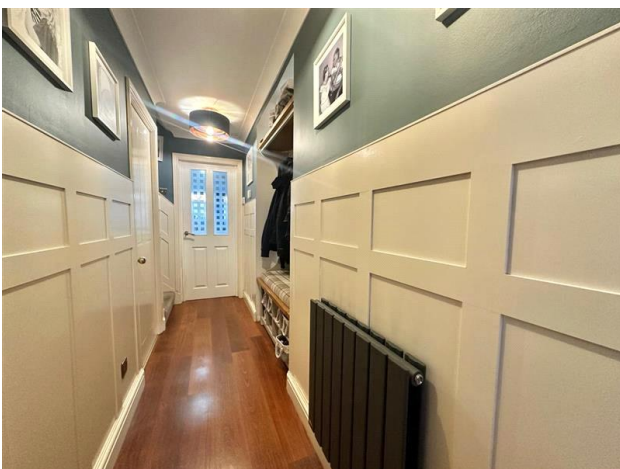
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to lounge and kitchen/living area, stairs leading up to first floor.

Lounge

Carpeted flooring, feature fireplace, radiator, bay window to front aspect.

Kitchen/diner/family area

Fitted units at eye and base level with worktop space, integrated appliances including; dual ovens and fridge freezer, gas hob with extractor hood above, breakfast bar unit with storage space and sink unit with drainer, feature log burner, space for dining table and chairs, space for sofas and extra seating, windows to rear and side aspect with doors leading out to rear garden, access through to utility room.

Utility

Space and plumbing for dishwasher, space for fridge freezer, cupboard with space and plumbing for washing machine and tumble dryer, sink unit with drainer, tiled splash backs, fitted shelves, access through to WC.

WC

WC, wash hand basin, tiled splash backs.

FIRST FLOOR:

Landing

Access through to all four bedrooms and family bathroom.

Bedroom 1

Carpeted flooring, built-in wardrobes, windows to front aspect, radiator, access through to en-suite.

En-suite

WC, wash hand basin, shower enclosure, heated towel rail, window to side aspect.

Bedroom 2

Carpeted flooring, built-in wardrobes, radiator, window to front aspect.

Bedroom 3

Carpeted flooring, radiator, window to rear aspect.

Bedroom 4

Carpeted flooring, radiator, window to rear aspect.

Bathroom

WC, wash hand basin, bath with shower attachment, tiled splash backs, window to rear aspect.

Outside

To the front of the property, there is a driveway with parking and a lawned area to the side. There is a garage which has been split and offers storage space to the front.

The rear garden is tiered and offers a patio area with outdoor seating and bbq area, and steps leading down to a well-maintained lawned area.

The outdoor space is perfect for entertaining guests and family members.

Services

Mains water, electric, drainage and gas 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.



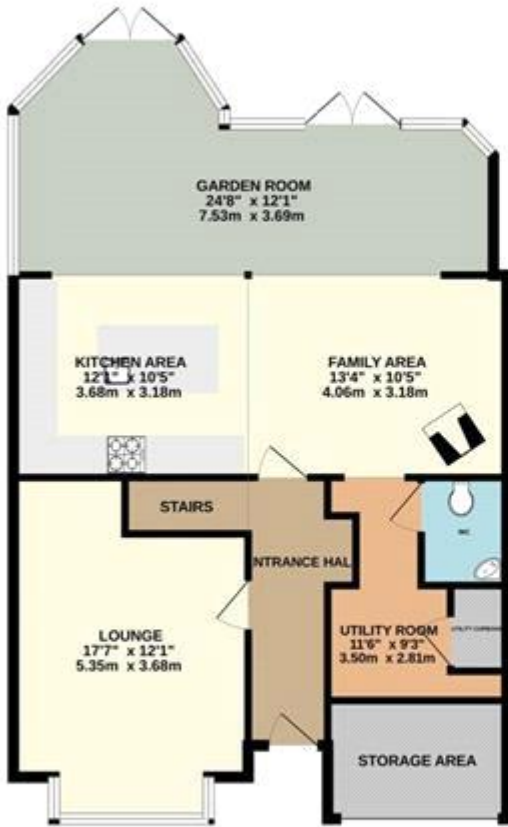
Town and Country



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.

GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.

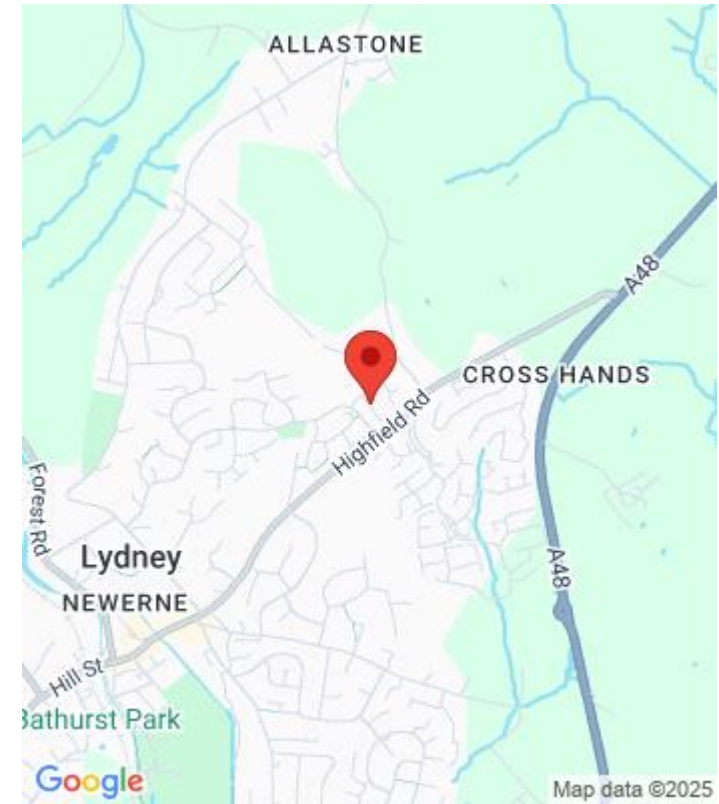


1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1511 sq.ft. (140.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.