



At first glance

- Air source heat pump heating
- Close to Town amenities
- Close to train station
- Detached Garage
- Eco Home
- First time available since new
- Open plan layout
- Solar panels
- Triple glazed windows.
- No Onward Chain

In detail

A beautifully presented and individual four bedroom detached eco home with a stunning open-plan ground floor living space, driveway, garage, and landscaped gardens, situated in a convenient town location and offered with NO onward chain.

This one of a kind property blends style and sustainability throughout and benefits from air source heat pump, triple glazed windows, solar panels, underfloor heating throughout the ground floor, air circulation system and a unique steel roof.

Its accommodation comprises; internal porch, large open-plan living room/dining room with stunning galleried landing, open-plan kitchen, utility, bedroom with 'jack and jill' style shower room. On the first floor, there is three further bedrooms (one with dressing room and could be utilised as an en-suite) and a bathroom.

Externally the garden has been landscaped to create a perfect and relaxing outdoor space. The garden benefits from formal seating areas, raised borders, exotic plants, and lawned areas with established hedges which offers a sense of privacy. There are two driveways and a detached garage with power and lighting supply.

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 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.

Tenure: Freehold

Parking options: Driveway, EV Charging, Garage

Garden details: Private Garden

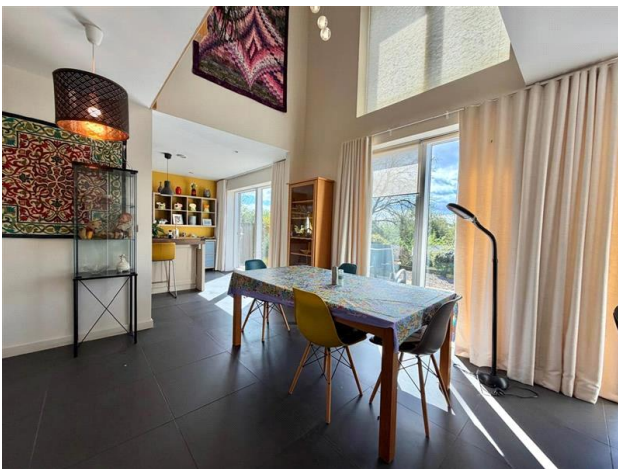
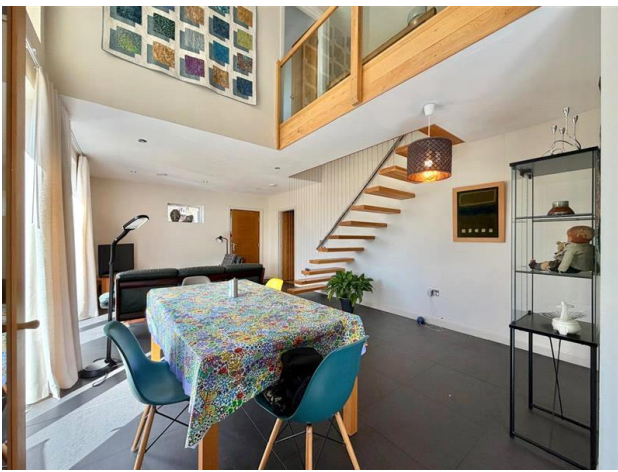
Electricity supply: Mains

Heating: ASHP

Water supply: Mains

Sewerage: Mains





Porch

Window to side aspect, access through to lounge/diner.

Lounge/diner

Open-plan layout.

Tiled flooring, windows to front aspect, 'floating staircase' leading up to first floor, access through to downstairs bedroom, opening to kitchen.

Kitchen

Tiled flooring, fitted units at eye and base level with worktop space, island unit with storage cupboards and induction hob with extractor hood above, integrated dual ovens, sink unit with drainer, freestanding fridge freezer, window to side aspect, sliding doors out to front garden, access through to utility room.

Utility

Fitted units at base level with worktop space, sink unit with drainer, window to rear aspect, tiled splash backs, washing machine and dryer, additional storage cupboards, tiled flooring, access through to en-suite, door to outside.

Bedroom 4 / Office

Windows to side and rear aspects, built-in storage cupboards, access to 'jack and jill' en-suite.

Could also be utilised as home office if desired.

En-suite

WC, wash hand basin, walk-in shower enclosure, window to rear aspect.

FIRST FLOOR:

Landing

Carpeted flooring, access to three bedrooms and bathroom.

Bedroom 1

Carpeted flooring, window to front aspect, walk-in wardrobe.

** Walk-in wardrobe could be converted to an en-suite if desired, and if so, the drain plumbing is in the corner and water pipes under the floor.

**

Bedroom 2

Carpeted flooring, windows to side and rear aspects, built-in wardrobes.

Bedroom 3

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

Bathroom

WC, wash hand basin, freestanding bath with shower head, walk-in shower enclosure, windows to rear aspect.

Outside

To the front of the property, there is a driveway providing parking with a detached garage behind which has power and lighting supply. There is a pathway leading up to the property with the garden to the side. The garden is beautifully landscaped and benefits from plants, shrubs and exotic flowers, with lawned areas. There is a patio area providing excellent outdoor seating space, and an additional area to park to the side where there is direct access to the porch.

Services

Mains water, electric and drainage connected. Air source heat pump.

** 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.

Please note

There is a public footpath which is diverted around the garden and hidden with a fence.





Town and Country

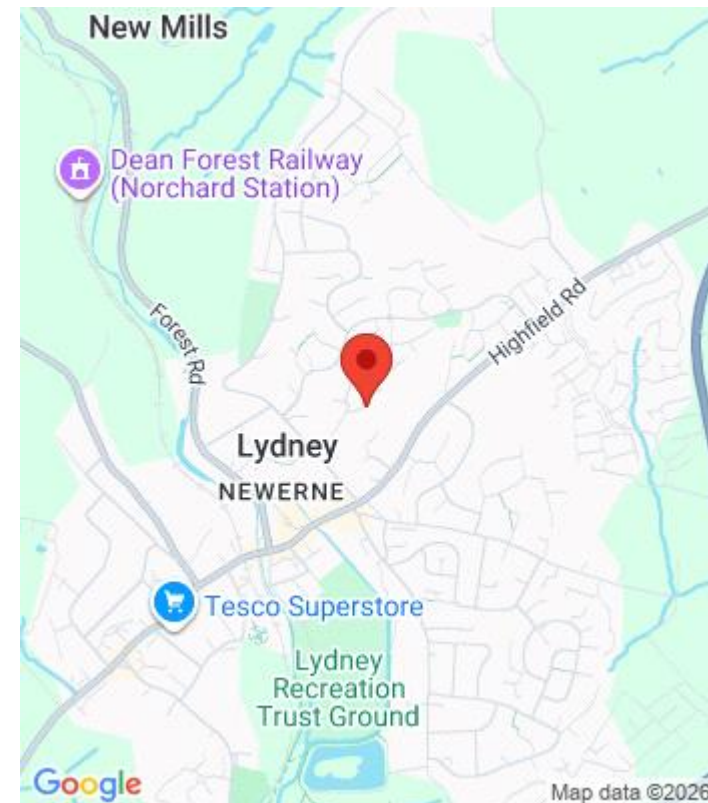
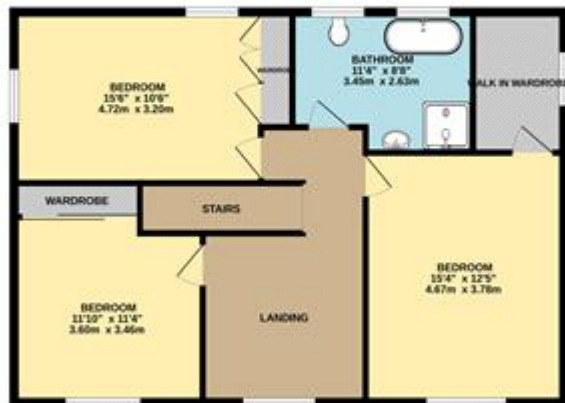


Commercial

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.



1ST FLOOR
824 sq ft. (76.6 sq.m.) approx.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-) A | | |
| (81-91) B | 87 | 87 |
| (69-80) C | | |
| (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.