



At first glance

- 4 Bedrooms - 1 En-suite
- Close to local amenities
- Detached
- Driveway and Garage
- Generous gardens
- Ideal location
- Larger than average plot size
- Light and modern accommodation
- No Onward Chain

In detail

A beautifully presented, light and spacious four bedroom detached property sat on a larger than average plot size, offering off-road parking, garage with power and lighting supply, EV charging point, and gardens to front and rear, situated in an ideal location close to local amenities. Offered with no onward chain.

This property is perfect for those looking for a turn-key property for their budding families. It offers comfortable, modern and generous accommodation set over two floors and internally comprises; entrance hall, lounge, cloakroom, kitchen/diner, four bedrooms (one with en-suite) and bathroom.

Externally, there is a small lawned area to the front and side access around to the rear, where the garden is larger than average and laid to both patio and lawn. There is rear access as well where you can find a driveway providing parking and garage with power and lighting supply.

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 offering access to the M5 and the Midlands.

Council Tax Band: D (Forest of Dean District Council)

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Wood-effect flooring, understairs storage cupboard, stairs leading up to first floor, radiator, access through to lounge, cloakroom and kitchen/diner.

Lounge

Carpeted flooring, radiator, window to front aspect.
16'2" x 12'1"

Cloakroom

WC, wash hand basin, radiator, wood-effect flooring, window to side aspect.

Kitchen/diner

Fitted units at eye and base level with worktop space, integrated dual ovens, dishwasher and fridge freezer, gas hob with extractor hood above, space and plumbing for washing machine, sink unit with drainer, window to rear aspect, wood-effect flooring, radiator, space for dining table and chairs, French doors leading out to rear garden.

Kitchen area: 10'1" x 9'10"

Dining area: 11'3" x 9'10"

FIRST FLOOR:

Landing

Carpeted flooring, access to all bedrooms and bathroom.

Bedroom 1

Carpeted flooring, radiator, window to rear aspect, access to en-suite.
12'8" x 11'7"

En-suite

Wash hand basin, WC, shower enclosure, radiator, wood-effect flooring, window to side aspect.

Bedroom 2

Carpeted flooring, radiator, window to front aspect.
11'6" x 9'3"

Bedroom 3

Carpeted flooring, radiator, window to front aspect.
9'6" x 7'7"

Bedroom 4

Carpeted flooring, radiator, window to rear aspect.
6'6" x 7'3"

Bathroom

Bath with shower attachment, WC, wash hand basin, radiator, wood-effect flooring, window to side aspect.

Outside

To the front of the property, there is a pathway leading up to the front door which also leads around the side of the property and into the rear garden. There is a small front garden which is laid to lawn.

The rear garden is a larger than average size and laid to both patio and lawn, offering fantastic space outside for relaxing and entertaining. There is also rear access where the property benefits from a driveway providing parking and garage with power and lighting supply.

Services

Mains water, electric, gas 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.

Please note

There is a service charge applicable for the estate.

Please note

Some of the pictures have been enhanced using AI.

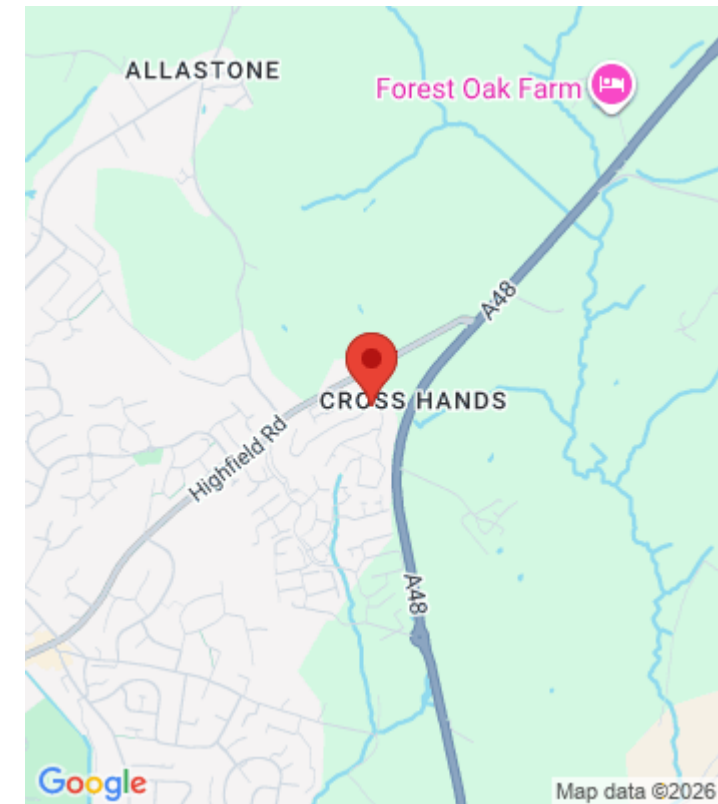
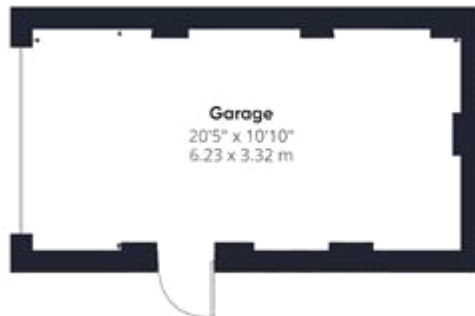


Town and Country



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(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.