



Valley Road

Worrall Hill, Lydbrook, GL17 9QH

£395,000



*** VIRTUAL TOUR AVAILABLE ***

Dean Estate Agents are delighted to offer 'For Sale' this impressive detached family home. The property benefits from kitchen with open plan dining area, utility room, cloakroom, access to integral garage and office/gym/games room to the ground floor. To the first floor there is a lounge, three bedrooms, bathroom and access to the rear garden. The property also benefits from double glazing, oil central heating, a carport, large gardens, and being very close to woodland walks.



Entrance Hall :

6'6" x 2'10" (1.99 x 0.88)

Tiled floor, half glazed door to Kitchen/Diner, door to cloakroom.

Cloakroom :

5'1" x 2'11" (1.57 x 0.89)

Low level WC, wash hand basin, double glazed window to side aspect, radiator.

Kitchen/Diner :

18'1" x 16'9" (5.52 x 5.13)

Kitchen is fitted with wall and base storage units, sink unit, space for range cooker, extractor hood over, tiled splash backs and tiled floor.

Dining room has two double glazed windows to front aspect, two radiators, oak flooring, stairs to first floor.

First Floor :

Living room :

19'5" x 16'10" (5.93 x 5.15)

Feature fireplace with wood burning stove,

two double glazed windows to side aspect, two radiators, two Velux style roof lights to front aspect.

Hallway :

12'4" x 8'5" (3.76 x 2.57)

Door to rear garden, radiator, built in airing cupboard with hot water tank.

Bedroom 1 :

9'10" x 11'9" (3.01 x 3.60)

Double glazed window to front aspect, radiator, walk in storage cupboard.

Bedroom 2 :

9'5" x 9'0" (2.88 x 2.76)

Double glazed window to rear, radiator.

Bathroom :

6'1" x 7'3" (1.87 x 2.21)

Fitted white suite, panelled bath, wash hand basin, low level WC, shower cubicle, tiled walls and tiled floor, radiator, extractor fan.

Bedroom 3 :

9'5" x 8'10" (2.88 x 2.71)

Double glazed window to rear, radiator.

Integral Garage :

22'11" x 8'2" (7.01 x 2.51)

Electric roller garage door to front and additional courtesy roller door to side aspect, power and light. Door to

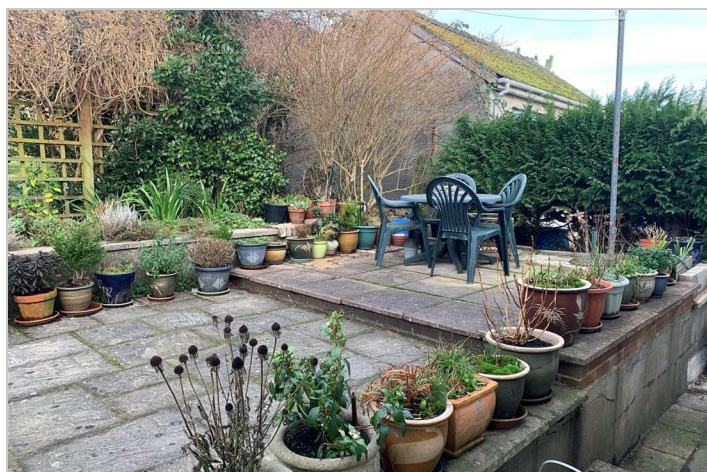
Office/games room/additional living room :

12'11" x 17'6" (3.95 x 5.34)

Built in twin cupboards, two radiators, two windows to side aspect, separate cupboard housing the oil boiler.

Outside :

Twin gates open onto the paved driveway, to the left hand side is a timber built carport with tiled roof. A path and steps at either side of the property leads to the rear gardens. The gardens front side and rear are predominantly laid to lawn with an abundance of mature shrubs and flower borders. Adjacent to the rear of the property is a large patio area. The oil tank is situated to the left and rear of the garden.



Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability, or availability with respect to the website or the information, products, services, or related graphics contained on our website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the

Road Map



Hybrid Map



Terrain Map



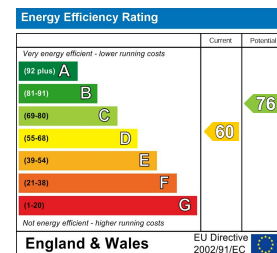
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.