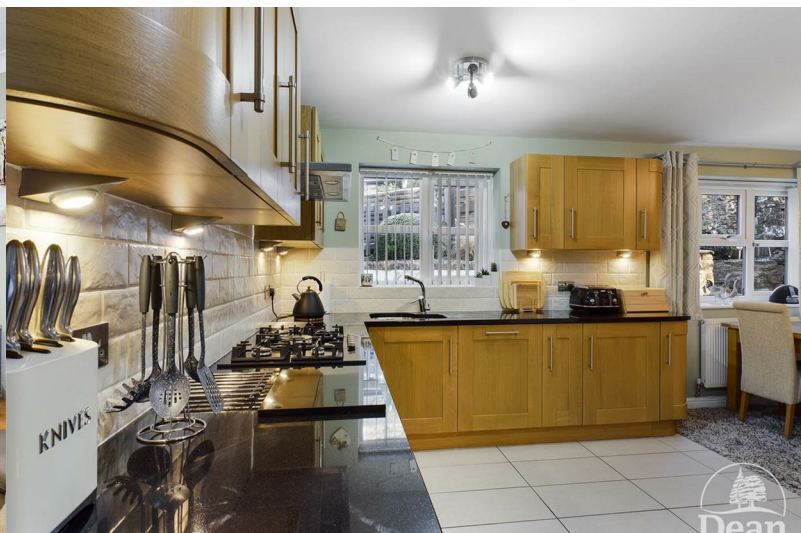




## Upper Lydbrook

Lydbrook, GL17 9LQ

Asking Price £465,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\*

Dean Estate Agents are thrilled to offer 'For Sale' this beautifully appointed individual detached house situated in the village of Lydbrook with woodland walks on the doorstep. The property has an entrance hall with oak flooring, separate cloakroom, study, re-fitted kitchen/diner, lounge with twin doors to gardens, master bedroom with dressing room and en-suite, two further bedrooms and re-fitted family bathroom. Landscaped low maintenance gardens, detached garage and ample parking, summer house.



**Entrance Hallway:**

Composite door to front, Bespoke Oak staircase to first floor with glass panels, under-stairs cupboard, Oak flooring, radiator.

**Cloakroom:**

Low level WC, vanity wash hand basin, Oak flooring, radiator, double glazed window to front.

**Lounge:**

Feature fireplace with coal effect gas fire, double glazed window to front, double glazed french doors to garden, two radiators, twin glazed doors to kitchen and door to hallway.

**Kitchen/Diner:**

Fitted kitchen with built in appliances to include, dishwasher, washing machine, fridge, freezer, 5 ring gas hob, electric oven and grill, granite work surfaces, one and half bowl sink unit, stainless steel extractor hood, under cupboard lighting, two radiators, tiled floor and tiled splashbacks, two double glazed windows to rear, composite door to side porch.

**Side porch:**

Timber construction, tiled floor, doors to front and rear garden.

**Study:**

Double glazed window to front, radiator, Oak flooring, built-in cupboard containing the gas boiler.

**First floor landing:**

Double glazed window to rear, built-in airing cupboard, access to loft.

**Master bedroom:**

Double glazed window to front, radiator, walk-in wardrobe with hanging rails, radiator, double glazed window to rear.

**En-suite:**

Shower cubicle, wash hand basin, low level WC, tiled floor, part tiled walls, extractor fan, double glazed window to rear, towel rail.

**Bedroom 2:**

Double glazed window to rear over looking the tiered garden and woodland, two twin built-in wardrobes, radiator.

**Bedroom 3:**

Double glazed window to front, built-in wardrobe, radiator.

**Family Bathroom:**

White suite, P shaped bath with shower over, glass bowl wash basin with cupboard below, low level WC, extractor fan, tiled floor and tiled walls, double glazed window to rear, towel rail.

**Outside:**

A beautiful and well maintained garden which is level to the front and tiered at the rear.

Twin gates open onto a cotswold stone driveway providing parking for numerous vehicles, detached garage and summer house adjacent, a variety of shrubs and rockery, garden shed, side access to the rear and stream running by.

The terraced rear gardens has a gravelled sloping path up to the first level with further shallow steps to each individual terrace making it an easy and gentle way to the top. There is a variety of shrubs, a patio, lawned area, and seating areas, natural stone retaining walls, patio adjacent to the property and a backdrop of the forest.

**Garage:**

19'0" x 11'4" (5.79 x 3.45)

Detached garage with pitch roof, up and over door, power and light.

**Consumer Notes:**

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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.

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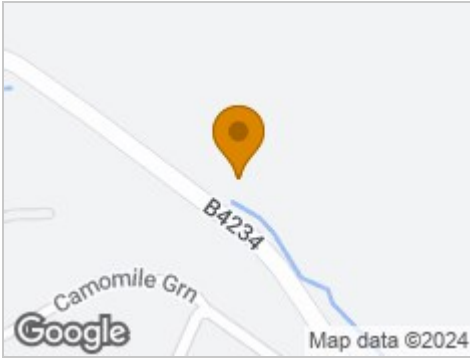
Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

EPC Rating - TBC



## Road Map



## Hybrid Map



## Terrain Map



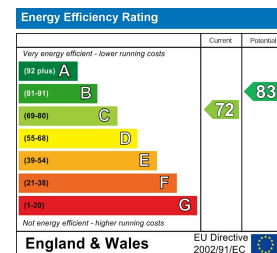
## Floor Plan



## 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



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