



## Church Walk

Viney Hill, Lydney, GL15 4NY

£375,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* \*\*\* NO ONWARD CHAIN \*\*\*

Dean Estate Agents are thrilled to offer 'For Sale' this two bedroom detached bungalow, set in a generous plot in a very sought after semi rural location, backing onto woodland.

The property comprises of sitting room, kitchen, two bedrooms, bathroom, separate cloakroom, LPG heating and double glazing. Outside are enclosed gardens to the front and rear, garage, attached workshop, greenhouse and off road parking for several vehicles.



#### Entrance Hallway :

14'11" x 6'1" (4.57 x 1.86)

Entered via a wooden door, radiator, wall lights, access to loft space.

#### Sitting Room :

11'8" x 14'9" (3.58 x 4.51)

Fire surround with gas fire, radiator, double glazed window to front aspect, looking towards the church.

#### Kitchen :

9'10" x 10'4" (3.02 x 3.17)

Matching wall and base cabinets, 1.5 bowl sink unit, electric cooker point, washing machine, integrated fridge, part tiled walls, vinyl flooring, double glazed window to front aspect.

#### Rear Lobby :

4'4" x 3'10" (1.33 x 1.18)

Door to outside.

#### Cloakroom :

5'2" x 2'7" (1.58 x 0.80)

Low level WC, double glazed window to side aspect.

#### Bedroom 1 :

11'9" x 14'8" (3.59 x 4.48)

Built in wardrobes, double glazed window to rear aspect, views over open fields.

#### Bathroom :

6'8" x 6'1" (2.04 x 1.87)

White suite comprising of bath with a shower mixer tap over, low level WC, vanity wash hand basin, part tiled walls, vinyl flooring, towel radiator, shaver point, double glazed window to rear aspect.

#### Bedroom 2 :

11'9" x 13'3" (3.60 x 4.06)

Double glazed window to rear with views over the garden and open fields beyond.

#### Garage :

17'1" x 10'1" (5.22 x 3.09)

With pitched roof, power and lighting, courtesy door to side, twin doors to front.

#### Attached Workshop / Shed :

16'8" x 12'9" (5.09 x 3.90)

#### Outside :

Front - Brick boundary wall, pedestrian and vehicular gates, block driveway and path, lawned gardens, flower and mature shrub borders.

Rear - Extensive lawned gardens overlooking fields, various shrubs, greenhouse.



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## Road Map



## Hybrid Map



## Terrain Map



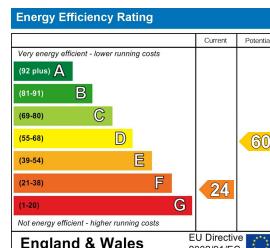
## Floor Plan



## 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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