



**Guide price £375,000**

**TENURE : FREEHOLD**

**Barnett Way, Lydney, Gloucestershire, GL15 5FS**

**Bedrooms : 4**

**Bathrooms : 3**

**Reception Rooms : 2**

**Immaculate & Extended**

**Four Bedroom Home**

**New Orangery with Bi-fold  
Doors & Windows**

**Recently Installed Upgraded  
Kitchen**

**Cosy Lounge**

**Exceptional Kitchen / Diner**

We are absolutely delighted to showcase this Immaculately presented Four Bedroom Family Home. The property has been Upgraded and Extended, benefitting from a newly installed high-end Kitchen / Diner and recently added Orangery / family room to the rear with bi-folding windows and doors. With the current owners upgrades and attention to detail this home really is one of a kind! Further benefits include, a cosy lounge and downstairs cloakroom. Breathtaking Kitchen/ Diner and Orangery / Family Room. Two en-suites, Four great sized bedrooms and family bathroom. The garden has also been professionally landscaped and the property has a garage and driveway.

### **Entrance Via**

Paved pathway leading through the courtyard style garden giving access to the composite front door with storm porch above.

### **Reception Hallway**

Wood effect Karndean flooring and central pendant lighting. Open carpeted stairwell to the first floor. Wall mounted central heating control, power points and BT point. Doors leading off. Under stairs cupboard with excellent storage space.

### **Downstairs Cloakroom**

UPVC double-glazed obscured window to front elevation. Low level push button W.C and wash hand basin. Radiator, central pendant lighting and Karndean flooring.

### **Lounge - 4.52m x 3.18m (14'9" x 10'5")**

Large UPVC double-glazed window to front elevation. This charming and cosy room has upgraded carpets and tinted window. A bespoke media wall has been added to create a sleek and stylish lounge. The media unit has shelving and space for a large TV. It also benefits from a fabulous glass, flame effect electric fire with remote control. Central lighting, radiator and power points.

### **Kitchen / Diner - 5.97m x 3.43m (19'7" x 11'3")**

This absolutely exceptional room is truly breathtaking. The bespoke kitchen has been individually designed by the current owner, providing a fabulous space to cook and enjoy entertaining. UPVC double-glazed window to the rear gives a pleasant garden outlook. The kitchen benefits from base and eye level steel blue units and drawers with worksurfaces and matching upstands. Composite 1 1/2 bowl upgraded sink and drainer with mixer tap over, and custom designed intergrated bin storage. Stylish chrome effect handles and feature undercounter lighting and spot lighting. Integrated appliances to include a five ring induction hob with sleek angled extractor hood above. Dishwasher and integrated washing machine with space for tumble dryer. Double oven and glazed splash backs. The units have been designed with pull out shelving and great storage solutions. Karndean wood effect flooring throughout and range of power points. Modern downlighting over the kitchen island and radiator.

The spacious Dining area has a fantastic floor to ceiling pantry with lighting, shelving. There is also space for a large american style fridge freezer. This beautiful room is open into

### **Orangery - 3.5m x 3.0m (11'.48" x 9'.84")**

At the heart of this amazing home is its fabulous new extension. Benefitting from Bi-folding windows and doors with intergrated blinds, fantastic for seamlessly blending indoor and outdoor spaces. Having a glass atrium to provide an abundance of natural light and feature spot lighting. Karndean flooring, wall mounted eletrical radiator and power points.

### **First Floor Landing**

Carpeted with doors leading off. Central pendant lighting and power points.

### **Bedroom Two - 3.45m x 3.25m (11'3" x 10'7")**

UPVC double-glazed window to rear with garden outlook. Carpeted flooring and central ceiling lighting. Radiator and power points. Door to;

### **En Suite Shower Room - 2.18m x 1.4m (7'1" x 4'7")**

Spacious and modern with grey tiled splash backs. Low level push button W.C. and pedestal wash hand basin with chrome effect mixer tap. Double glazed shower cubicle with power shower and attachments. Wall mounted radiator, vinyl tile effect flooring, extractor and central lighting.

### **Bedroom Three - 3.45m x 2.64m (11'3" x 8'7")**

UPVC double-glazed window to rear elevation with radiator under. Carpeted flooring, central ceiling lighting and power points.

### **Bedroom Four**

UPVC double-glazed, tinted window to front elevation. Currently used as a dressing room with bespoke fitted wardrobes having an excellent range of hanging rails and shelving. Carpeted flooring and radiator. Central lighting and power points.

### **Family Bathroom - 2.64m x 1.88m (8'7" x 6'2")**

UPVC obscured, tinted double-glazed window to front elevation. White bathroom suite comprising of; low level W.C and pedestal wash hand basin with mixer taps. Panel bath with glazed shower screen and power shower with attachments. Tiled splash backs and vinyl tile effect flooring. Central lighting, extractor fan and radiator.

## **Second Floor Landing**

Gallery Style Landing with UPVC double-glazed window to side elevation. Carpeted with central lighting and power points. Doors leading off. Airing cupboard with excellent storage space and central heating controls.

### **Master Suite - 5.13m x 3.35m (16'9" x 10'11")**

UPVC double-glazed tinted window to front elevation and loft window to rear. This exceptionally large room has carpeted flooring and central ceiling lighting with a fan. Having a range of power points and TV point. Boarded eves storage, loft access to boarded loft and door to;

### **En-Suite Shower Room - 2.29m x 2.51m (7'6" x 8'2")**

Two loft windows to rear. Spacious and bright with white suite comprising of, pedestal wash hand basin with mixer tap and

low level push button W.C. Large double step in shower with Mira shower and attachments. Part tiling to walls and tile effect vinyl flooring. Central lighting and extractor fan. Radiator and space for bathroom cabinets.

### **To the outside of the property**

The front courtyard style garden is easily maintained with a paved pathway giving access to the front door. To the side is a driveway providing ample parking for two vehicles and giving access to the garage. A side gate also gives secure access to the rear garden.

### **Garage - 6.12m x 3.23m (20'0" x 10'7")**

Up and over door. Power and lighting with storage space above.

The rear garden is absolutely beautiful. It has been hugely improved by the current owners. The garden benefits from two amazing patio terrace spaces which are ideal for outdoor seating and enjoying entertaining. There is a lawned area and the garden is secured by walled and fenced boundaries.

### **Aroha Properties**

Unit 1 Regents Walk, Newerne Street, Lydney, Gloucestershire, GL155RF

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Website: <https://aroha.globalnoticeboard.com>





















# Energy performance certificate (EPC)

27 BARNETT WAY LYDNEY GL15 5FS	Energy rating <b>B</b>	Valid until: <b>6 October 2030</b>
		Certificate number: <b>9300-3673-6000-2400-5065</b>

Property type Semi-detached house

Total floor area 136 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		95 <b>A</b>
81-91	<b>B</b>	86 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
 the average energy score is 60

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.19 W/m <sup>2</sup> K	Very good
Roof	Average thermal transmittance 0.11 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.14 W/m <sup>2</sup> K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 5.6 m <sup>3</sup> /h.m <sup>2</sup> (as tested)	Good
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 69 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£444 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £45 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 3,244 kWh per year for heating
- 2,191 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is B. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 1.6 tonnes of CO<sub>2</sub>

This property's potential production 0.4 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£44
2. Solar photovoltaic panels	£3,500 - £5,500	£347

### Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

### More ways to save energy

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency)

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Michael O'Donnell
Telephone	029 20851111
Email	<a href="mailto:kevin@bep ltd.co.uk">kevin@bep ltd.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018229
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	7 October 2020
Date of certificate	7 October 2020
Type of assessment	<a href="#">SAP</a>

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