



 3  
Bedrooms

 2  
Bathrooms



We are thrilled to present for sale this fabulous three-bedroom family home in a highly sought-after location in Lydney. This immaculate Redrow Heritage property, offered with no onward chain, has been meticulously upgraded throughout.

This immaculate Redrow Heritage property, offered with **no onward chain**, has been meticulously upgraded throughout.

Situated on a corner plot, it offers delightful views of the duck pond and surrounding woodland. The exceptional kitchen/diner is perfect for entertaining and family gatherings, complemented by a bright and charming lounge and a convenient downstairs cloakroom.

Upstairs, you'll find three generously sized bedrooms, including a master bedroom with an en suite shower room featuring a double shower, as well as a stylish family bathroom.

The beautifully landscaped and secure garden includes a detached garage and a driveway, adding to the overall appeal of this stunning home.

**Owner Testimony** - " I fell in love with this beautiful home instantly. Its has an enviable position with a lovely rural outlook and an excellent layout which is ideal for families. The heritage range also offers bright and spacious living with high ceilings and excellent finishings.

## **Entrance Via**

A private driveway gives access to the charming landscaped garden with a paved pathway leading to the front door and a bespoke wooden storm porch above.

## **Reception Hallway**

Composite entrance door with inset double glazed windows to the side which flood the room with natural light. Upgraded high gloss porcelain tiles throughout and doors leading off. Open carpeted stairwell to the first floor and central lighting. Range of power points and radiator. Wall mounted Nest central heating controls.

## **Lounge - (3.27m x 5.72m)**

The charming lounge is immaculately presented and provides a cosy retreat to relax. Having two UPVC double-glazed windows to dual elevations this room is bright with a pleasant outlook towards the duck pond and woodland beyond. Carpeted throughout with central ceiling lights and two radiators. Excellent range of power points and TV point. Door to the understairs storage cupboard with shelving, storage space and fibre internet connection.



## **Kitchen / Dining room - (3.31m x 5.72m)**

UPVC double-glazed windows to both front and side aspects. Patio doors give access to the garden.

Truly the heart of this fabulous home. The kitchen is exceptional, with high ceilings and upgraded high gloss porcelain tiles throughout giving a fantastic feeling of space. Perfect for entertaining and spending time with family. Having a great range of fitted base and eye level high gloss white units and drawers with grey worksurfaces and matching upstands. 1 1/2 bowl stainless steel sink and drainer with mixer tap above. Modern peninsula style central island with a range of decorative shelving. Eye level electric double oven and gas hob with chimney style extractor above and stainless steel splash back. Under cabinet feature lighting, range of power points, radiator and integrated fridge/ freezer. Upgraded spot lighting and door to the utility room. Open into;

Dining Area with space for a large table. Porcelaine tiled flooring and radiator. Spot lighting, TV point and power points.

## **Utility Room (1.08m x 1.55m)**

This great space has plumbing for your washing machine and tumble dryer, Tiled high gloss ceramic flooring throughout and wall mounted storage cupboard, Storage space and power points.

## **Downstairs Cloakroom**

Low level push button W.C and wash hand basin with a splash back. Tiled high gloss flooring throughout. Central lighting and extractor. Space for coat hooks and storage.

## **First Floor Landing**

Gallery style with UPVC double-glazed window to rear elevation. Carpeted with ceiling lighting and doors leading off. Loft access, radiator and power point. Door to airing cupboard.

### **Bedroom One - (3.32m x 4.21m)**

UPVC double-glazed window to side elevation with elevated rural views looking out over the duck pond. The spacious master suite is fully carpeted with central ceiling lighting and vaulted ceilings. Having two upgraded fitted wardrobes with an abundance of hanging rails and shelving. Range of power points, radiator and TV point. Wall mounted Nest central heating controls.

### **En-suite**

Obscured UPVC double-glazed window to front elevation. The large en-suite has a double shower with glazed cubicle, tiled splash backs and power shower with fitted attachments. Low level push button W.C and wash hand basin with mixer taps and vanity unit. Stainless steel effect heated towel rail and extractor fan. Upgraded tiled flooring throughout and shaving point.

### **Bedroom Two - (2.81m x 3.23m)**

UPVC double-glazed window to front elevation looking out over the duck pond. Radiator under with carpeted flooring and central lighting. Vaulted ceilings and a range of power points.

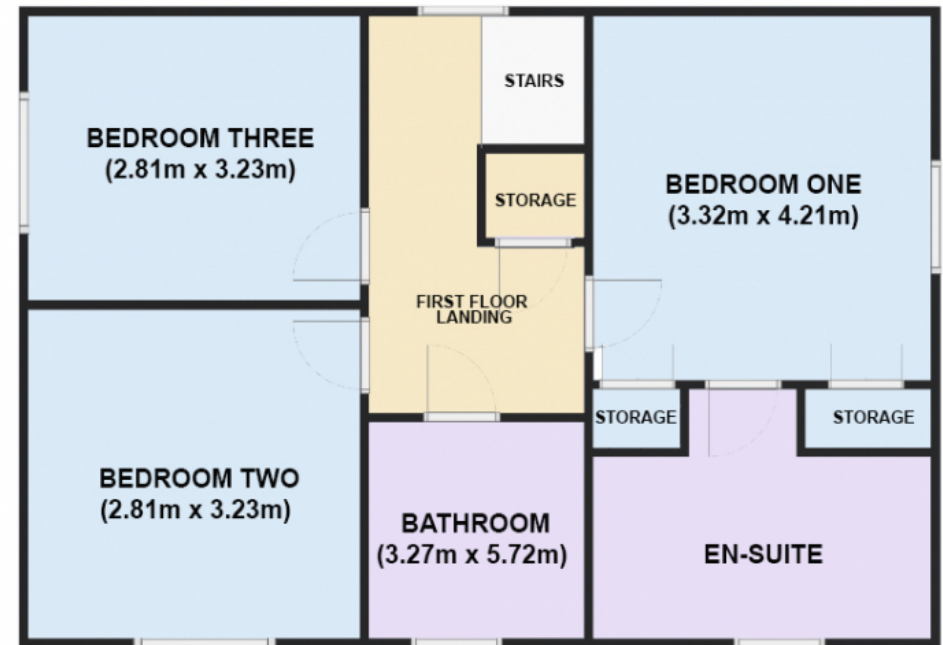
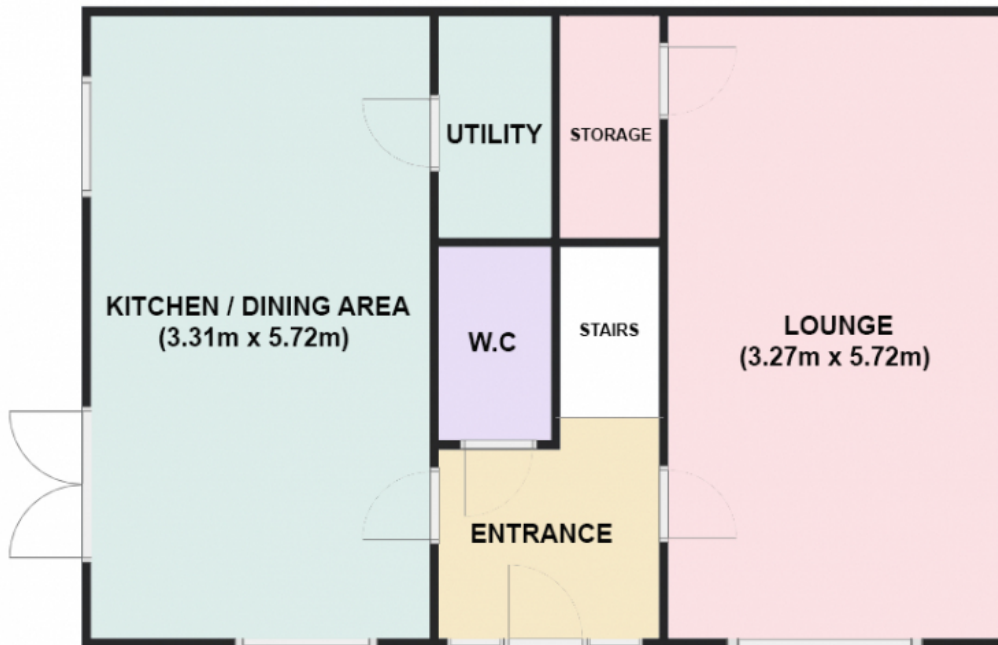
### **Bedroom Three - (2.81m x 3.23m)**

UPVC double-glazed window to side elevation. Carpeted throughout with a range of power points and radiator. Vaulted ceiling and central lighting. (CGI IMAGE)

### **Bathroom**

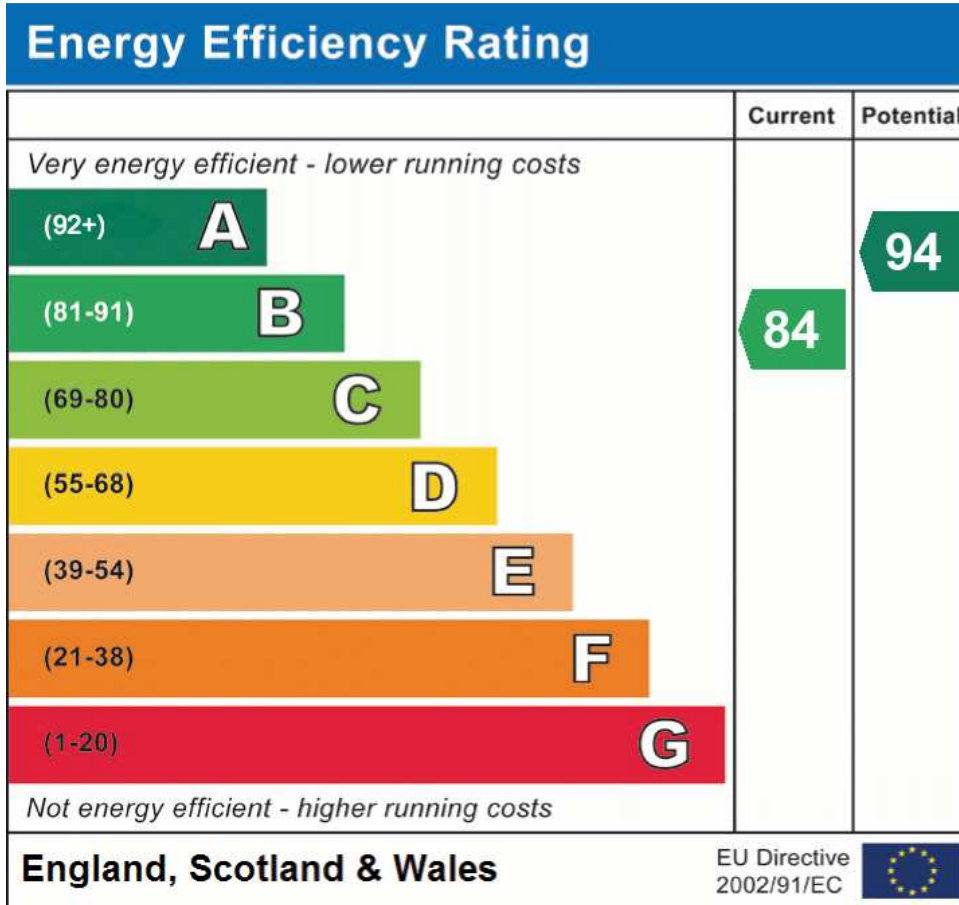
UPVC double-glazed obscured window to front elevation. White suite comprising of low; level push button W.C and wash hand basin with tiled splash back and mixer taps. Panel bath with mixer taps, glazed shower screen and tiled splash backs. Power shower over with attachments. Stainless steel effect heated towel rail and shaving point. wall mounted mirrored vanity unit and spot lighting. Tiled upgraded flooring and extractor fan.





\* THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY





Please Scan the QR for more details.



Address: 17 Edwin Jones Way, GL15