



2

Bedrooms



1

Bathroom



Perfectly situated close to Lydney Boating Lake and within easy walking distance of the town centre, this stunning home offers both modern living and timeless charm in a prime location.

Immaculately presented by its current owner, this spacious two-bedroom property blends modern comforts with charming character features. The large lounge/diner boasts high ceilings, a characterful ornamental fireplace, and a warm, inviting atmosphere, while the newly fitted kitchen impresses with its contemporary design. Additional conveniences include a utility room and a downstairs cloakroom.

Upstairs, you'll find two generously sized bedrooms, and charming cast iron fireplaces, adding a touch of elegance and history. A luxurious family bathroom completes the first floor, while a versatile loft room, ideal as a home office or additional storage, provides extra flexibility.

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Entrance

A paved pathway leads through a charming courtyard garden, setting the tone for this delightful home. The low-maintenance front garden, landscaped with ornamental gravel, adds a welcoming touch.

Lounge/Diner 25'4" x 10'7" (7.72m x 3.23m)

This stunning, spacious room has been thoughtfully designed with a perfect balance of elegance and comfort. High ceilings, contemporary spot lighting, and a large cottage-style UPVC double-glazed window flood the space with natural light. The modern composite door features inset obscured glazing and a bespoke window above. A charming ornate fireplace with a wood and tiled surround adds warmth and character, complemented by rich laminate wooden flooring and two sleek grey column radiators. A cleverly designed alcove with lighting beneath and a window to the garden is a perfect place to sit and reflect. A bespoke fitted cabinet with storage and shelving, and a spacious under stairs storage cupboard enhance functionality. Brushed chrome-effect power points and wall-mounted central heating controls complete this inviting living space.

Kitchen/Breakfast Room 16' 9" x 6'11" (5.11m x 2.12m)

This beautifully upgraded kitchen is a blend of modern design and practicality. The white cabinetry is paired with marble-effect countertops, teal metro-tiled splashbacks, and feature spot lighting, creating a bright and stylish atmosphere. Integrated appliances include a fridge-freezer, electric oven, induction hob with extractor, and dishwasher. The space is further enhanced by an upgraded composite 1 ½ bowl sink with a black mixer tap and charming shelving above. The fully glazed UPVC door to the rear garden and side window fill the room with natural light. Tiled flooring, a grey column radiator, and a cupboard housing the newly installed Worcester boiler ensure the space is as functional as it is beautiful.

Utility Room 5'9" x 3'7" (1.75m x 1.10m)

A practical and well-designed space with a UPVC double-glazed side window and radiator. The utility room offers tiled flooring, spot lighting, and a dedicated area for a washing machine. With ample storage, a rolled-top work surface, and a drying area with shelving, this room is a perfect addition.

Downstairs Cloakroom 5'9" x 3'4" (1.75m x 1.01m)

Added by the current owner, this modern cloakroom features a white suite comprising a low-level push-button W.C. and a wash hand basin with a waterfall-style mixer tap, integrated cabinet storage, and a radiator. Feature shelving with spot lighting and tiled flooring throughout make this a stylish yet functional space.

First Floor Landing

A large sash window illuminates the landing and half landing with an abundance of natural light. This spacious area features a charming ornate cast iron fireplace, modern vertical column radiator, brushed chrome-effect power points, and plush carpeting.

Bedroom One 11'3" x 10'7" (3.43m x 3.23m)

A delightful retreat with a large UPVC double-glazed window offering stunning views of Lydney Boating Lake and surrounding woodlands. Modern spot lighting, a column radiator, a feature ornamental cast iron fireplace, and soft carpeted flooring create a serene and comfortable ambiance.

Bedroom Two 10'7" x 7'2" (3.22m x 2.19m)

This bright and cozy room benefits from an internal window to the stairwell, bringing in natural light. Fully carpeted, it includes a modern grey radiator, ample brushed chrome power points, feature spot lighting, and a large fitted wardrobe with hanging rails and shelving.

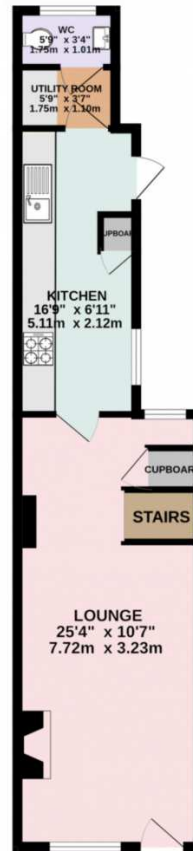
Loft Room

A versatile and inviting space, ideal as a home office or for additional storage. Features include exposed stone walling, central lighting, a range of power points, and plush carpeting throughout.

Family Bathroom 9'7" x 6'11" (2.91m x 2.12m)

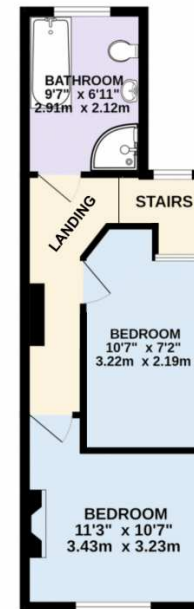
This newly fitted and luxurious bathroom is a haven of relaxation. The suite includes a large panel bath with rainfall mixer taps, a double-step-in corner shower with a glazed sliding door, and a power shower with attachments and a rainfall head. A sleek grey vanity unit with integrated storage, a waterfall-style chrome effect mixer tap, and a low-level push-button W.C. add contemporary style. Aqua-boarded splashbacks, a large heated towel rail, vinyl tile-effect flooring, and a wall-mounted mirrored vanity unit complete the space.

GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



DOWNSTAIRS

1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.

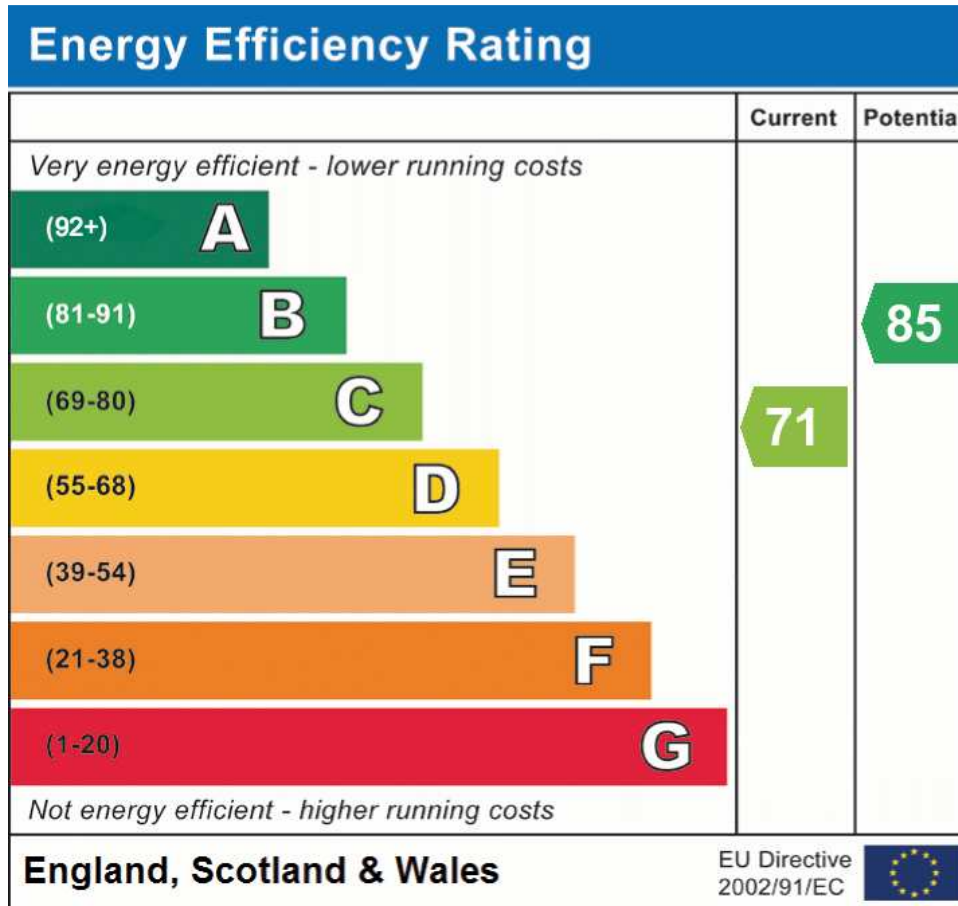


UPSTAIRS

TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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