



Guide price £365,000

TENURE : FREEHOLD

Highbrook Way, Lydney, Gloucestershire, GL15 4BY

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

OPEN HOUSE- Saturday 2nd August between 12:30 PM and 2:30 PM

Spacious kitchen/diner with breakfast bar

Bright

cosy lounge with modern finishes

Master bedroom with en-suite and triple wardrobes

Two further bedrooms with storage

Welcome to this beautifully styled family home, where elegant interiors, generous spaces, and modern comforts create an exceptional living experience.

From the warm and welcoming entrance hall to the show-stopping kitchen/diner—complete with sleek gloss cabinetry, double ovens, a breakfast bar, and patio doors to the garden—this home is made for modern family life and entertaining.

The light-filled lounge offers a cosy yet spacious retreat, while the separate utility room and downstairs cloakroom add everyday practicality. Upstairs, you'll find three beautifully presented bedrooms, including a luxurious master suite with triple wardrobes and a stylish en-suite shower room.

Outside, the landscaped garden has a large patio, raised decking, and mature borders—ideal for summer barbecues and peaceful evenings. Complete with a garage and driveway, and located in a highly desirable area with excellent transport links to Chepstow & Bristol.

Entrance

Approached via a paved pathway and steps, the property welcomes you with a charming storm porch above the front door.

Reception Hall

A beautifully presented and inviting hallway featuring stylish wood-effect flooring, central ceiling lighting, and a carpeted staircase rising to the first floor. With wall-mounted digital heating controls, radiator, power points, and doors leading off to the principal ground floor rooms.

Downstairs Cloakroom

A well-appointed cloakroom with a contemporary white suite comprising a low-level push-button WC and a vanity unit with mixer tap and tiled splashback. Finished with wood-effect flooring, central ceiling light, radiator, and extractor fan.

Kitchen / Diner

This stunning open-plan kitchen/dining space is ideal for family life and entertaining. With two UPVC double-glazed windows and patio doors opening onto the garden, the room is flooded with natural light. The sleek modern kitchen features a comprehensive range of gloss cabinets with black work surfaces and matching upstands, a 1.5 bowl stainless steel sink with mixer tap, integrated fridge and freezer, eye-level double ovens, and a dishwasher. A four-ring gas hob is complemented by a glass splashback and stylish black extractor fan. Enhanced by spotlights, under-cabinet lighting, and upgraded downlighting over the breakfast bar, this room is both practical and beautifully designed. Wood-effect flooring continues throughout, with ample power points, a radiator, and space for a dining table.

Utility Room

A practical and stylish space, perfect for busy households. Accessed via a composite door with obscured glazing leading to the garden, the utility room offers a selection of base and wall units with a matching modern worktop and upstands, stainless steel sink and drainer with mixer tap, and space for under-counter appliances with plumbing for a washing machine. Includes wood-effect flooring, central lighting, radiator, power points, and a large under-stairs storage cupboard with lighting.

Lounge

A bright yet cosy living space with three UPVC double-glazed windows allowing natural light to pour in. The room is perfect for relaxing and features wood-effect flooring, modern ceiling lighting, two radiators, and multiple power points.

First Floor Landing

The spacious landing is naturally lit by a UPVC double-glazed window to the rear and provides access to the loft. Finished with plush carpet, central ceiling lighting, radiator, and power points, with doors leading off to all bedrooms and the family bathroom.

Master Bedroom

An immaculately presented principal suite, flooded with natural light from UPVC double-glazed sash windows to the front and side elevations. Featuring luxurious carpeting, upgraded spot and downlighting, and a triple fitted wardrobe offering abundant storage with hanging space, shelving, and drawers. Radiator, power points, and access to:

En-Suite Shower Room

A spacious and stylish en-suite with modern tiling throughout and spot lighting. Comprising a low-level push-button WC, high-gloss vanity unit with integrated wash basin and mixer tap, and a double step-in shower with glazed chrome-effect cubicle, Mira power shower with rainfall head and handheld attachment. Includes a large wall-mounted mirrored vanity unit, shaving point, chrome-effect heated towel rail, and an obscured UPVC sash window to the front elevation.

Bedroom Two

A delightful double room with a UPVC double-glazed sash window to the front, offering elevated countryside views. Plush carpeting, feature downlighting, and a double fitted wardrobe with sliding mirrored doors provide ample storage. Includes a fitted bookcase, additional storage cupboard with shelving, radiator, and power points.

Bedroom Three

A charming third bedroom with a UPVC double-glazed sash window to the side elevation. Finished with central ceiling lighting, plush carpet, radiator, and power points.

Family Bathroom

Modern and well-equipped, featuring an obscured UPVC double-glazed window to the side elevation. The white suite includes a low-level push-button WC, high-gloss vanity unit with integrated basin and mixer tap, and a panelled bath with mixer tap and shower attachment. A glazed screen, sleek white mosaic tiling, spotlights, wood-effect flooring, wall-mounted mirrored cabinet, chrome-effect heated towel rail, shaving point, and extractor fan complete the space.

Outside

The front and side of the property offer a beautifully maintained courtyard-style garden with manicured lawns and mature trees and shrubs, providing a welcoming approach to the home.

To the side, the main garden is enclosed by a combination of fencing and walling, with a secure gate leading to the driveway. Lovingly landscaped by the current owners, the garden features a large paved patio area, raised decking for outdoor dining, and a lawn surrounded by mature trees and flower-filled borders. Outdoor lighting and power points further enhance the

appeal of this private, tranquil space—perfect for entertaining or relaxing.

Garage & Driveway

Completing the home is a driveway providing off-road parking and access to a garage, ideal for additional storage or secure parking.

Aroha Properties

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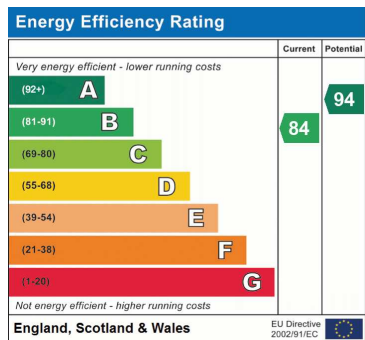
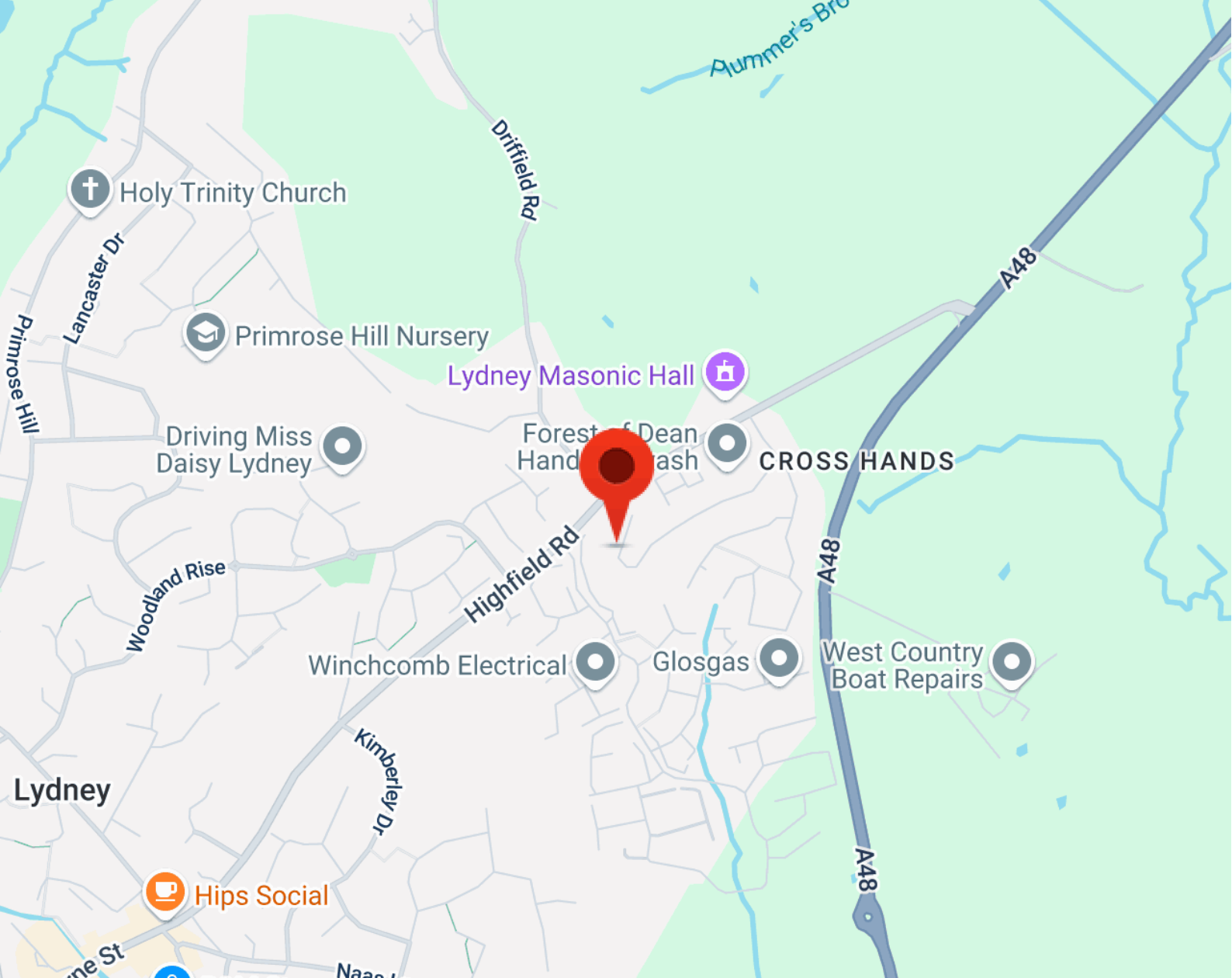












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