



## Ivydene, Camomile Green

Lydbrook, Gloucestershire, GL17 9QA

Offers In Excess Of £350,000



**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\*** Dean Estate Agents are delighted to offer this three bedroom detached cottage with a studio annexe. The cottage comprises of three reception rooms to include lounge, dining room and conservatory, downstairs there is also a bathroom and galley kitchen. Upstairs there are two/three bedrooms.

Other benefits include a detached garage, workshop and a studio annexe with a bathroom above, there is ample off road parking.

Outside there are stunning views across the Forest of Dean woodlands and a large garden which is mainly laid to lawn, there is a seating area to enjoy to wonderful location. The village has all the necessary amenities nearby including a convenience store, public house, church, primary school and doctor surgery but feels semi rural and secluded. There are plenty of idyllic spots and woodland walks nearby.



#### Kitchen:

A range of eye and base level units, one and a half sink, two sash secondary glazed windows, electric cooker, space and plumbing for washing machine and space for fridge/freezer, opening to dining room.

#### Dining Room:

Oil central heating Rayburn nouvelle, stairs to first floor, secondary glazed sash window, door to bathroom, power and lighting.

#### Lounge:

Multi fuel burner, secondary glazed sash window, shelving with downward lights, TV point, power and lighting, double panelled radiator.

#### Conservatory:

Room with a lovely outlook. Polycarbonate roof, double wooden glazed window.

#### Bedroom Three:

Power and lighting, secondary glazed window, walk in wardrobe, double panelled radiator.

#### Bedroom Two:

Feature beams, over stairs storage, secondary glazed windows, double panelled radiator, power and lighting.

#### Bedroom One:

Beams, secondary glazed window, power and lighting, double panelled radiator.

#### Bathroom:

Shower over the bath, W.C., wash hand basin, extractor fan, heated towel rail, secondary glazed sash windows.

#### Garage:

Roller electric door, power and lighting.

#### Annexe:

Dimmer LED spotlights, double glazed wooden windows, balcony door looking onto woods, feature woodburner, TV point, power, door to bathroom.

#### Annexe Bathroom:

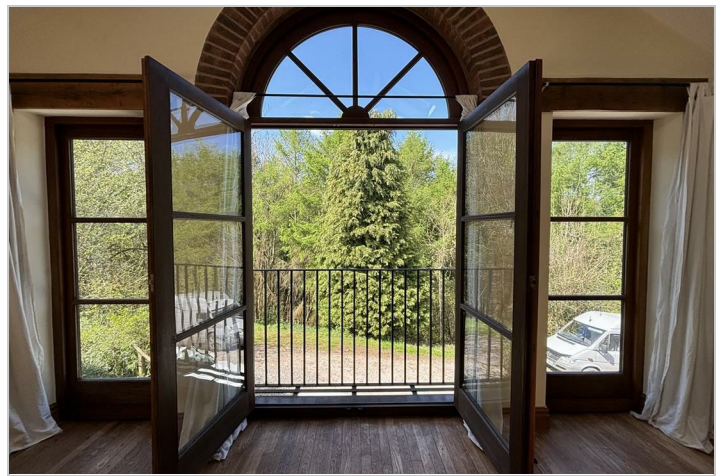
Shower, double glazed window, wash hand basin, W.C., towel rail.

#### Outside:

To the front of the property there is a off road parking and steps up to the front door. The rear garden is laid to lawn with mature shrubs and bushes, there are great views across woodland and there is a decking area for chairs and tables.

#### Workshop:

Consumer unit, power and lighting, stainless steal sink with drainer unit, space for tumble dryer, stairs down to the garage, single glazed sash window.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

## Road Map



## Hybrid Map



## Terrain Map



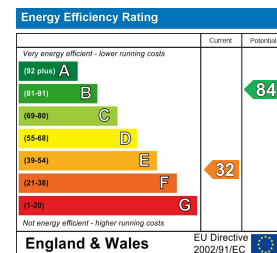
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.