



## Rosevale

Upper Lydbrook, Lydbrook, GL17 9LQ

Offers Over £300,000



**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*** Dean Estate Agents are delighted to offer for sale this two bedroom detached bungalow situated on a very generous plot of ground adjoining woodland.

This property benefits from a modern kitchen, a sizable lounge, a bathroom, well-kept lawns and parking for numerous vehicles. **MUST BE VIEWED!**

The property is located in Upper Lydbrook, where you can enjoy woodland walks right at your doorstep. Additionally, there is a public house, a convenience store, and bus stops in close proximity. The charming town of Ross-on-Wye is just 7.3 miles away, while the popular town of Coleford is only 4.1 miles distant.



Approached via double glazed front door into:

#### Entrance Hallway:

Access to the insulated loft space, storage cupboards, smoke alarm, a digital thermostat, power and lighting, double glazed window to rear aspect, a double panelled radiator, doors to the lounge, kitchen, bedrooms and bathroom.

#### Lounge:

15'11" x 11'8" (4.86m x 3.58m)

Double glazed patio doors to front aspect, double glazed window to rear aspect, a double panelled radiator, coved ceilings, smoke alarm, TV and sky point, a dimmer switch, power and lighting, door to the kitchen.

#### Kitchen:

15'11" x 9'10" (4.86m x 3.02m)

A modern fitted kitchen comprising of base units, wall units and drawers, worktop, one and a half stainless steel sink with drainer unit, a gas cooker, laminate flooring, an extractor hood with lighting, the mains consumer unit, a double panelled radiator, power and lighting, space for a fridge/freezer, double glazed frosted door to the rear garden, double glazed window to front aspect, UPVC double glazed French doors to the conservatory.

#### Lean to Conservatory:

14'2" x 8'3" (4.34m x 2.54m)

Aluminium framed with laminate flooring, doors to the rear garden, power and lighting.

#### Bedroom One:

15'10" x 11'10" (4.85m x 3.62m)

Double glazed windows to the front and side aspect, a double panelled radiator, coved ceilings, power and lighting.

#### Bedroom Two:

12'7" x 9'4" (3.84m x 2.85m)

Double glazed window to front aspect, a double panelled radiator, a built in mirrored double wardrobe, power and lighting.

#### Bathroom:

6'10" x 5'5" (2.10m x 1.66m)

A white bathroom suite comprising of W.C., wash hand basin, a panelled bath with an electric shower over and glass screen, partly tiled walls, double panelled radiator, coved ceilings, tiled flooring, double glazed frosted window to rear aspect.

#### Outside:

At the front of the property, there is a gravelled off-road parking space accompanied by rendered retaining walls, double wooden gates, exterior lighting, a gravelled patio area, ample off-road parking for multiple vehicles, and side access on both sides of the bungalow leading to the rear gardens.

The rear gardens feature terraced sections that connect to woodland, a variety of shrubs and seasonal flowers, an outdoor tap, and a double power outlet. The area offers scenic views and direct access to the woodland.



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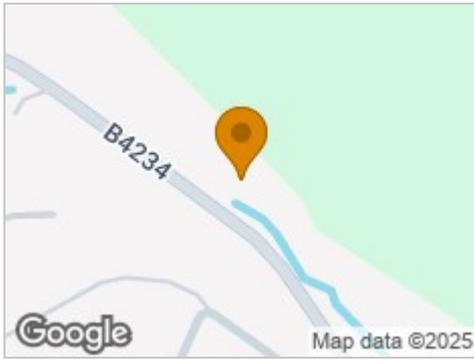
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



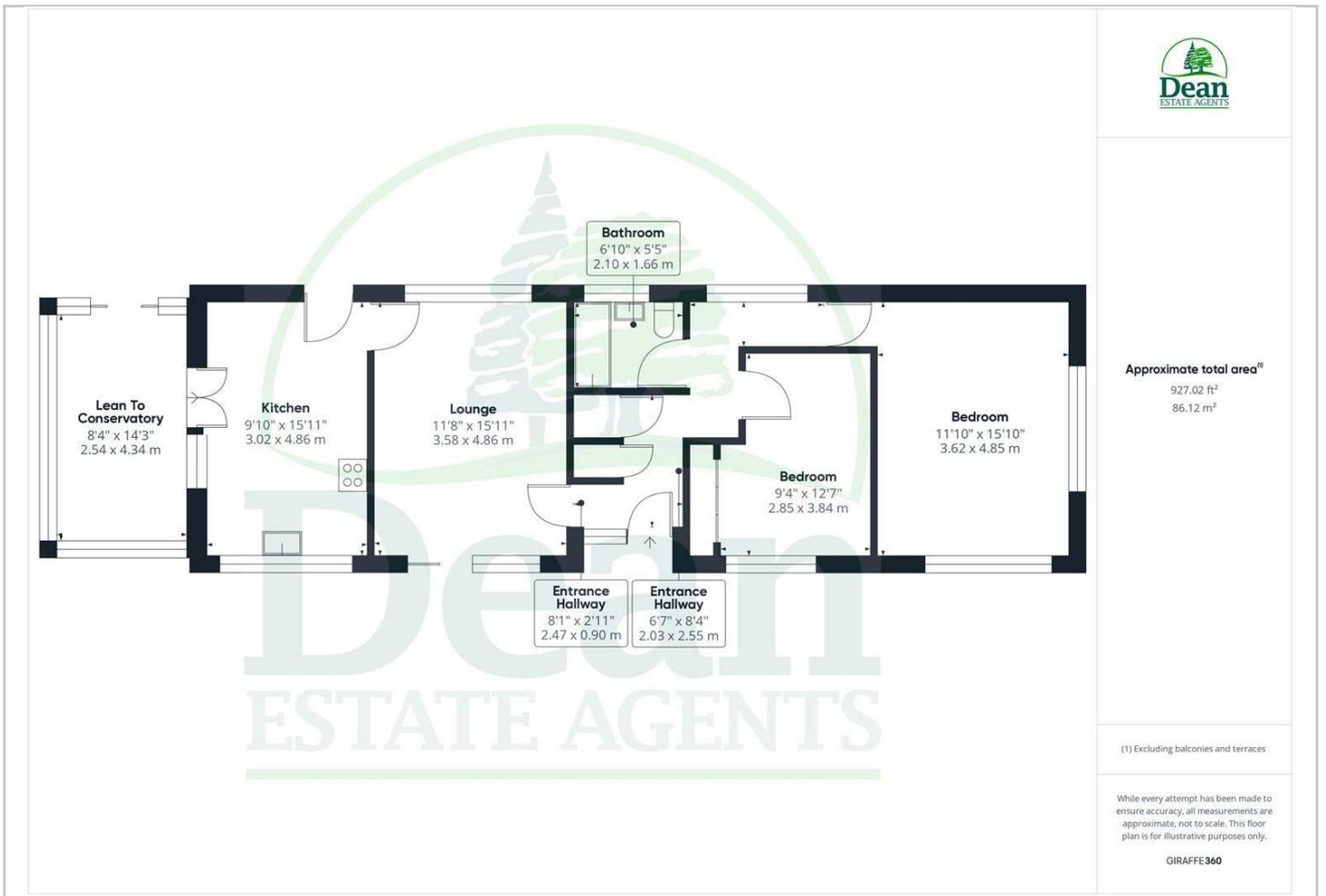
## Hybrid Map



## Terrain Map



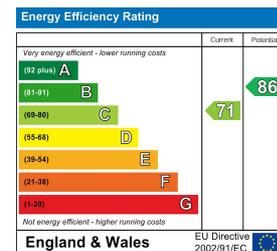
## Floor Plan



## 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



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