



Deans Edge, Joys Green Road

Lydbrook, GL17 9SX

£375,000



*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are pleased to offer to the market this detached bungalow with a large wrap around laid to lawn garden in a lovely village setting.

This property comprises of three sizable bedrooms, a welcoming lounge complimented by a feature stone fireplace and mantle, as well as a contemporary family room extension, great for movie nights and entertaining.

The property boasts a wrap-around garden that captures sunlight throughout the day, complemented by two patio areas ideal for enjoying warm summer evenings.

From the upper section of the garden, you have views over to Herefordshire, with the sunset over to your right!

The property is accessible via two entrance gates, ample off-road parking, power outlets, and a storage shed for with additional space. At the rear, there is a lovely flower bed filled with vibrant blooms and mature shrubs, along with another storage shed located further up.



Approached via UPVC double glazed front door into:

Entrance Porch:

4'4" x 2'1" (1.33m x 0.66m)

Lighting, the door to the entrance hallway.

Entrance Hallway:

Power & lighting, a single panelled radiator, door to the lounge, kitchen/diner, bedrooms, shower room & bathroom, BT point.

Lounge:

16'9" x 12'9" (5.12m x 3.91m)

A feature stone fireplace with a stone hearth, power & lighting, a radiator, TV point, UPVC double glazed windows to front & side aspect.

Kitchen/Diner:

15'0" x 11'9" (4.58m x 3.60m)

A range of base units and wall units, a one-and-a half stainless steel sink with drainer unit, a single panel radiator, door to the storage cupboard housing the boiler, an electric oven & hob, space & plumbing for a fridge/freezer, space & plumbing for a washing machine & tumble dryer, the consumer unit, two UPVC double glazed windows to the rear & side aspect, UPVC double glazed frosted door into the side porch, power & lighting.

Side Porch:

13'8" x 4'5" (4.19m x 1.36m)

A single panelled radiator, UPVC double glazed

windows to side & front aspect, door to the family room, power and lighting.

Family Room:

15'10" x 27'1" (4.84m x 8.28m)

Tiled flooring, LED spotlights, five UPVC double glazed windows to rear & side aspects, UPVC double glazed patio doors to the rear garden, power and lighting, TV point.

Shower Room:

8'9" x 3'6" (2.68m x 1.09m)

A shower cubicle with an electric shower, W.C., a vanity unit with inset hand wash basin, UPVC double glazed frosted window to front aspect, lighting, an extractor fan, a single panelled radiator.

Bedroom One:

12'7" x 9'9" (3.85m x 2.99m)

UPVC double glazed window to the family room, fitted wardrobes, a single panelled radiator, power & lighting.

Bedroom Two:

12'9" x 8'9" (3.90m x 2.68m)

A single panelled radiator, UPVC double glazed window to front aspect, power & lighting.

Bedroom Three:

10'9" x 8'9" (3.29m x 2.69m)

UPVC double glazed window to rear aspect, a single panelled radiator, power & lighting.

Bathroom:

7'5" x 6'5" (2.28m x 1.97m)

W.C., a wash hand basin, a P-shaped bath with a shower over and glass shower screen, a single panelled radiator, UPVC double glazed frosted window to side aspect, an extractor fan, a radiator, lighting.

Double Garage:

19'5" x 17'6" (5.92m x 5.34m)

Two up and over doors, power & lighting, boarded more loft storage.

Outside:

The property is approached via two entrance gates,

ample off road parking, power sockets, and a storage shed.

Toward the rear of the property you will find a large flower bed with colourful flowers and mature shrubs laid, beyond this you will find a second storage shed. The property benefits from a wrap around laid to lawn garden perfect for catching every hour of the sun!

This garden offers two patio areas views over to Herefordshire, with the sunset over to your right!



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.

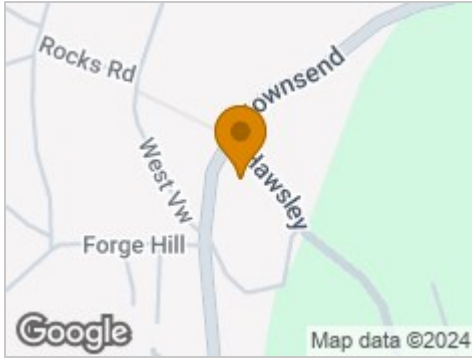
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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.

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



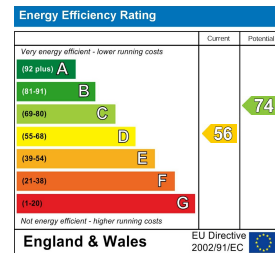
Floor Plan



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



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.