



## Hazeldean, Upper Road

Pillowell, Lydney, Gloucestershire, GL15 4RD

£300,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*Dean Estate Agents are delighted to offer to the market this three bedroom semi-detached cottage located in the sought after village of Pillowell. The plot benefits from a large laid to lawn garden, ample off road parking and woodland views. The accommodation comprises of two reception rooms to include a lounge and dining room, kitchen with separate utility room, three bedrooms upstairs with a shower room and downstairs bathroom. The property does require some modernisation, would be a fantastic project to make a house a wonderful family home.

Pillowell has woodland and countryside views surrounding the village, a sought after primary school and plenty of walks. The nearby village of Yorkley has more facilities to include doctors surgery, community hall, convenience store, post office, primary school & public house. Lydney, only a short drive away, has many more amenities such as supermarkets, secondary school, independent shops & cafes, library & takeaways.



Approached via front door into:

#### Entrance Porch:

6'5" x 5'5" (1.97m x 1.66m)

Lighting, consumer unit, single panelled wooden window, door into lounge.

#### Lounge:

27'8" x 11'6" (8.45m x 3.53m)

Two double panelled radiators, two double glazed wooden windows to side aspect, double glazed sliding patio door, TV point, power & lighting, stairs to first floor, door into dining room.

#### Dining Room:

12'10" x 9'10" (3.92m x 3.02m)

Single panelled radiator, power & lighting, sliding doors into kitchen, door into utility room.

#### Kitchen:

10'2" x 5'4" (3.11m x 1.63m)

Stainless steel sink, electric cooker & oven, fridge/freezer, a range of base units, wooden door into rear garden, power & lighting.

#### Utility Room:

6'0" x 3'5" (1.84m x 1.05m)

Space & plumbing for washing machine, space for fridge, power & lighting, single glazed window, door into bathroom.

#### Bathroom:

7'8" x 7'6" (2.35m x 2.31m)

Frosted double glazed window, W.C., hand wash basin with storage below, bath with hand held hose, lighting, single panelled radiator.

#### First Floor Landing:

3'0" x 2'9" (0.92m x 0.85m)

Doors to bedrooms & bathroom, smoke alarm, power & lighting.

#### Bedroom One:

12'10" x 9'10" (3.92m x 3.02m)

Single glazed window to rear aspect, double panelled radiator, power & wall lighting, storage cupboard over the stairs.

#### Bedroom Two:

13'0" x 8'3" (3.98m x 2.54m)

Double glazed wooden window to side aspect, storage over the stairs, power & lighting, double panelled radiator, loft access.

#### Bedroom Three:

13'2" x 9'2" (4.03m x 2.80m)

Two double glazed wooden windows, double panelled radiator, power & lighting.

### Shower Room:

Walk in electric shower, double panelled radiator, W.C., hand wash basin with wall mounted mirror above, double glazed frosted window.

### Outside:

As you approach the garden through the rear doors, you are met with a large patio area overlooking the rest of the garden. You'll find another concrete patio area down some steps, perfect for entertaining. Beyond this, there is a large laid to lawn area surrounded by mature shrubs and hedges. The view beyond the garden

is filled with woodland and views of the village of Whitecroft.

To the front is a barred gate with off road parking for ample vehicles, mature shrubs, a wooden gate to the property and a storage shed.



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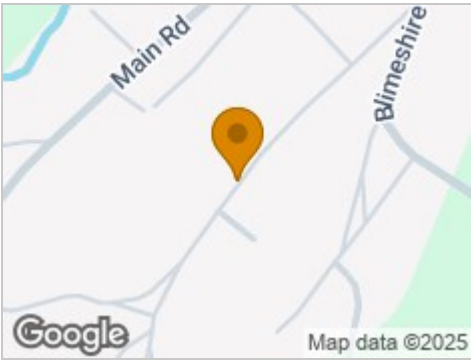
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before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

Road Map



Hybrid Map



Terrain Map



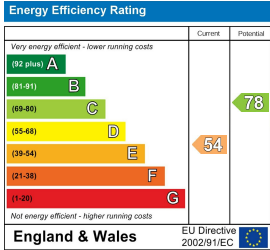
Floor Plan



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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