



The Manse Upper Stowfield Road

Lydbrook, GL17 9PB

£350,000



*****VIRTUAL TOUR AVAILABLE***** Dean Estate Agents are thrilled to present to the market this immaculately presented, newly renovated three bedroom detached bungalow with stunning countryside views, that's offers a high degree of privacy and enviable position at the end of the road.

This property offers a large kitchen/dining room, a sunroom which can also be used as an office, stunning views from the lounge which also boasts a wood burner, three great sized bedrooms, with one offering a W.C., modern bathroom with a walk-in shower, a large garden with lovely views and a detached garage with a workshop below.

The Manse is situated in Lydbrook where you will find a range of woodland and river walks, a free house, doctors surgery, a convenience store and great bus links. Coleford town center is just a short drive away where you will find a range of supermarkets, cafes, independent businesses, dentists, free houses and much more!!



Approached via front door into:

Entrance Hallway:

11'6" x 6'8" (3.51m x 2.04m)

Doors to bedrooms, bathroom, lounge & kitchen, power & lighting, radiator, smoke alarm, loft access and generous additional useable space.

Lounge:

13'1" x 12'5" (4.00m x 3.79m)

Wood burning stove, two UPVC double glazed windows, radiator, built in storage, power & lighting.

Kitchen/Dining Room:

11'11" x 12'11" (3.64m x 3.94m)

A range of eye level and base units, electric Rangemaster with extractor fan, stainless steel one & a half sink with drainer unit, UPVC double glazed window, space for dishwasher, radiator, power & lighting, consumer unit, archway into dining room.

Office/Sun Room:

8'6" x 11'1" (2.60m x 3.38m)

UPVC double glazed patio doors to rear garden, three UPVC double glazed windows, loft access, double panelled radiator, power & lighting, with flexible use for a dining/breakfast room.

Bedroom One:

9'11" x 11'5" (3.03m x 3.48m)

Built in wardrobes, UPVC double glazed windows, double panelled radiator, power & lighting.

Bedroom Two:

9'11" x 9'4" (3.03m x 2.87m)

UPVC double glazed window, double panelled radiator, power & lighting, W.C., hand wash basin with storage below, heated towel rail, built in storage & shelving with potential to add a shower.

Bedroom Three:

7'10" x 8'2" (2.39m x 2.50m)

UPVC double glazed windows, double panelled radiator, power & lighting, built in storage.

Bathroom:

5'11" x 8'2" (1.82m x 2.51m)

Walk in shower with rainfall shower head and hand held hose, hand wash basin, radiator, UPVC frosted double glazed window, W.C., wall mounted storage unit, towel rail, extractor fan, lighting.

Garage:

10'0" x 18'1" (3.05m x 5.52m)

Road Level Garage: Two double panelled radiators, power & lighting, up and over door, spacious storage space.

Workshop:

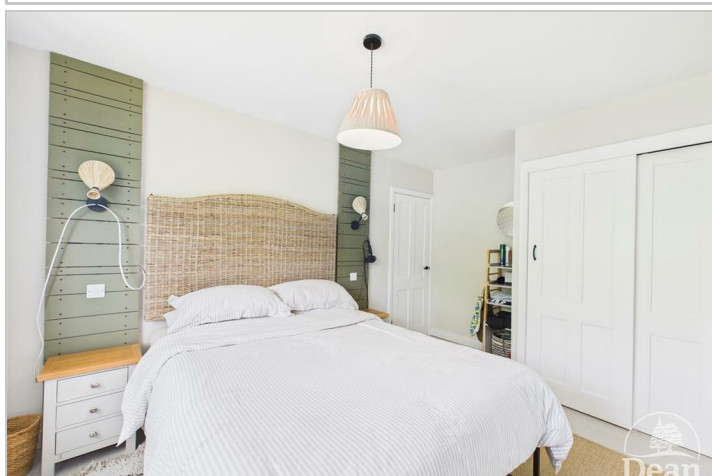
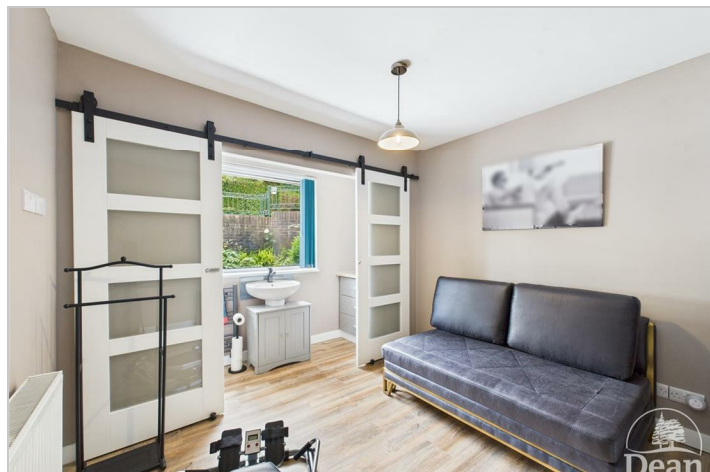
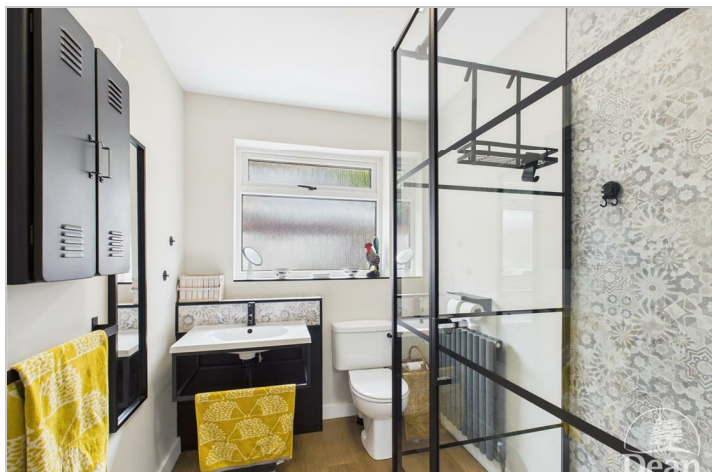
8'11" x 17'4" (2.72m x 5.29m)

Lower Ground Level Workshop: Four windows, power & lighting, composite door to enter.

Outside:

To the front is a large, enclosed patio area, with steps leading up to the road level. With the potential to create additional off road parking with the correct permissions.

To the rear you will find a tiered laid to lawn garden with views into the woods, bordered by hedges. There is also a large wooden shed. To the side of the garden is a raised laid to lawn area with stunning views over the countryside, here you will find steps up to the door leading into the sun room.



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 Property – 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



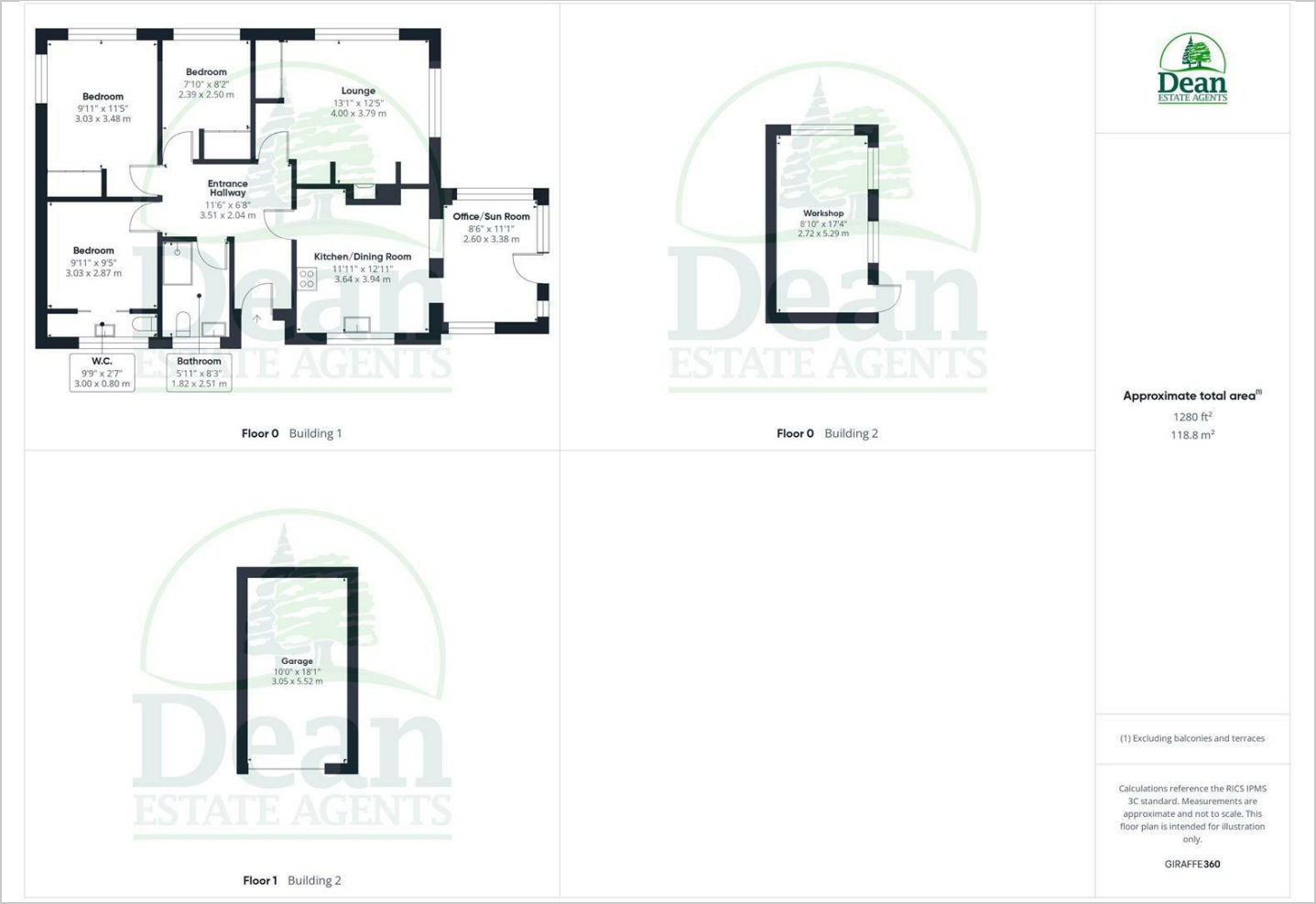
Hybrid Map



Terrain Map



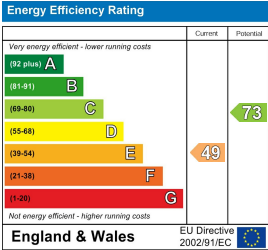
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

