



## 3 Park Close

St. Briavels, Lydney, GL15 6UD

£365,000





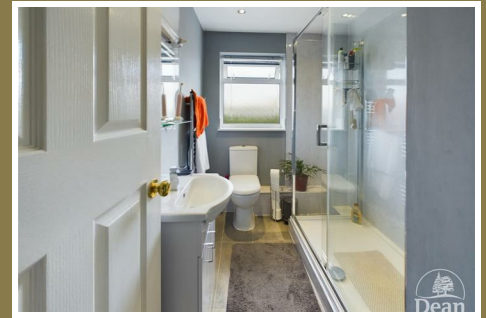
\*\*\* VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are pleased to offer this beautifully presented corner plot home with a wooden feature staircase, a beautifully presented garden and an easy access double garage.

The property comprises of a lounge/ diner with a log burner creating a cosy feel and access to the rear garden through French doors. The kitchen offers plenty of storage space with free standing worktops. This home boasts three generously sized bedrooms and a recently renovated shower room.

The property is enhanced by a two-part garden that the current owners have taken great care with. When exiting the French doors from the lounge/dining room, one is greeted by a patio space ideal for outdoor seating, surrounded by an array of beautiful plants and flowers.

Steps lead down to a charming lawn section, enclosed by fencing and walls. Additionally, there is a wooden gazebo with another seating area, along with a storage shed located at the rear of the garden.

Situated in the desirable village of St. Briavels, this property is close to various amenities, including schools, independent shops and cafés, supermarkets, a doctors surgery, dental practice a cinema and a library..



Approached via UPVC double glazed front door into:

#### Entrance Hallway:

10'5" x 8'11" (3.20m x 2.73m)

Doors to the lounge/dining room, kitchen & cloakroom, stairs to the first floor landing, wooden flooring, consumer unit, under stairs storage cupboard, single panelled radiator, BT point, power & spotlights, thermostat, smoke alarm.

#### Cloakroom:

6'9" x 2'11" (2.07m x 0.89m)

W.C., wash hand basin, single panelled radiator, tiled flooring, UPVC double glazed frosted window to side aspect, partly tiled walls, lighting.

#### Lounge/Diner:

20'8" x 11'8" (6.32m x 3.57m)

Feature woodburning stove with stone hearth, UPVC double glazed window to front aspect, double panelled radiator, single panelled radiator, wall lights, power, TV point, UPVC double glazed French doors to rear garden, wooden flooring.

#### Kitchen:

12'2" x 9'11" (3.72m x 3.04m)

A range of base units, wall units, drawers and shelving, wooden worktops, double stainless steel sink with drainer

unit and mixer tap, space and plumbing for washing machine, space for dishwasher, electric oven, electric hob, splash back, extractor hood, spotlights, power, space for fridge/freezer, boiler, island with breakfast bar, tiled flooring single glazed door to connecting hallway, UPVC double glazed window to rear aspect, single glazed window to connecting hallway.

#### Connecting Hallway:

12'8" x 2'11" (3.88m x 0.89m)

Single glazed doors to front and rear, door to garage, lighting.

#### First Floor Landing:

9'4" x 3'2" (2.85m x 0.97m)

Doors to all bedrooms and shower room, loft access, power & lighting, UPVC double glazed window to front aspect, storage cupboard.

#### Bedroom One:

15'1" x 9'0" (4.60m x 2.75m)

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

#### Bedroom Two:

11'10" x 11'3" (3.61m x 3.44m)

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

### Bedroom Three:

9'1" x 8'10" (2.77m x 2.70m)

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

### Shower Room:

8'0" x 6'0" (2.44m x 1.85m)

Walk in double shower with electric shower, W.C., vanity unit with wash hand basin and mixer tap, mirror and shelf with light above, part wall tiling, UPVC double glazed frosted window to front aspect, vinyl flooring, heated towel rail, spotlights.

### Double Garage:

32'3" x 8'7" (9.83m x 2.64m)

Up & over door, power & lighting.

### Outside:

To the front of the property there is off road parking for two vehicles on an attractive block paved driveway leading

to the garage. The front garden is fenced off and is mainly laid to lawn, there are many mature bushes and shrubs giving the property a lovely outlook to the front overlooking to fields, there is side access to the rear garden.

To the rear of the property there is a beautiful garden which the current vendors have worked tirelessly on. From the French doors in the lounge/dining room you enter onto a patio area perfect for seating, there are some gorgeous plants and flowers surrounding you. There are steps down to a lovely lawned area with fencing and walling, again the stunning plants and trees really show off the garden. There is a wooden gazebo with another seating area overlooking the view to the side and a storage shed at the bottom of the garden.



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## Road Map



## Hybrid Map



## Terrain Map



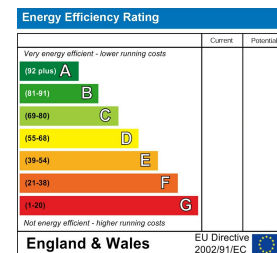
## Floor Plan



## 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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