



9 BREAM ROAD, LYDNEY, GL15 5HP
PRICE GUIDE: £429,000

A spacious recently renovated Five double bedroom Detached family home offering flexible accommodation over three floors, with enclosed large rear garden. Ideal location close to Lydney town amenities. VIEWING IS A MUST!!

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ENTRANCE: via a New composite front door, wall mounted unit housing newly fitted electrical consumer unit, UPVC double glazed door to....

ENTRANCE HALL: Oak skirting and architrave, Oak banister and stairs to first floor, UPVC obscure double glazed door to ground level rear garden, two wall mounted modern style radiators.

MASTER BEDROOM: 15' 2" x 13' 9" (4.62m x 4.19m), An impressive sized master bedroom with two UPVC triple glazed windows to front finished with secondary double glazing, Oak skirting, large fitted wardrobes, oak door (Jack and Jill style) to bathroom, wall mounted modern style vertical radiator.

LOUNGE/BEDROOM SIX: 14' 8" x 15' 4" (4.47m x 4.67m) maximum, An impressive sized room, Two UPVC triple glazed windows to front, open fireplace and chimney breast fitted with a dual fuel log burning stove with a stone and brick surround and hearth finished with an Oak mantle, wall mounted radiator.

BEDROOM TWO: 10' 11" x 15' 2" (3.32m x 4.62m), UPVC triple glazed window to rear, wall mounted radiator.



BATHROOM: 13' 9" x 9' 5" (4.19m x 2.87m), A spacious bathroom comprising of a panelled bath with a freestanding mixer tap with shower head, wash hand basin in vanity unit, concealed cistern WC, large glazed shower enclosure fitted with mixer mains fed dual head shower, fully tiled walls, vinyl floor, heated wall mounted chrome towel rail and modern style Victorian radiator towel rail, UPVC obscure triple glazed window to side and a high level glazed feature window into utility, built in storage cupboard.

UTILITY: 14' 3" x 5' 1" (4.34m x 1.55m), UPVC double glazed window to rear, fitted with a range of base and eye level units, laminate worksurfaces, tiled splashbacks, stainless steel sink with drainer and mixer tap, plumbing for washing machine, tumble dryer and fridge and freezer, wall mounted radiator, vinyl floor.

STAIRS TO FIRST FLOOR LANDING: Oak banister and balustrades, Oak skirting and architrave, UPVC triple glazed door to rear decking area and garden, Oak staircase to 2nd floor.

'L' SHAPED LOUNGE/DINING ROOM - LOUNGE AREA: 15' 4" x 14' 5" (4.67m x 4.39m) into recess, UPVC triple glazed window overlooking rear aspect, Two UPVC triple glazed windows to side aspect each side of chimney breast, Two wall mounted modern style radiators, feature fireplace and slate effect chimney breast finished with a slate hearth and Oak beam, fitted with a dual fuel log burning stove, Oak doors, Oak skirting and architrave, opening into the **DINING AREA: 22' 11" x 15' 8" (6.98m x 4.77m) maximum,** Two UPVC triple glazed windows to front and one UPVC triple glazed window to side, Oak door, skirting and architrave, modern wall mounted radiator.



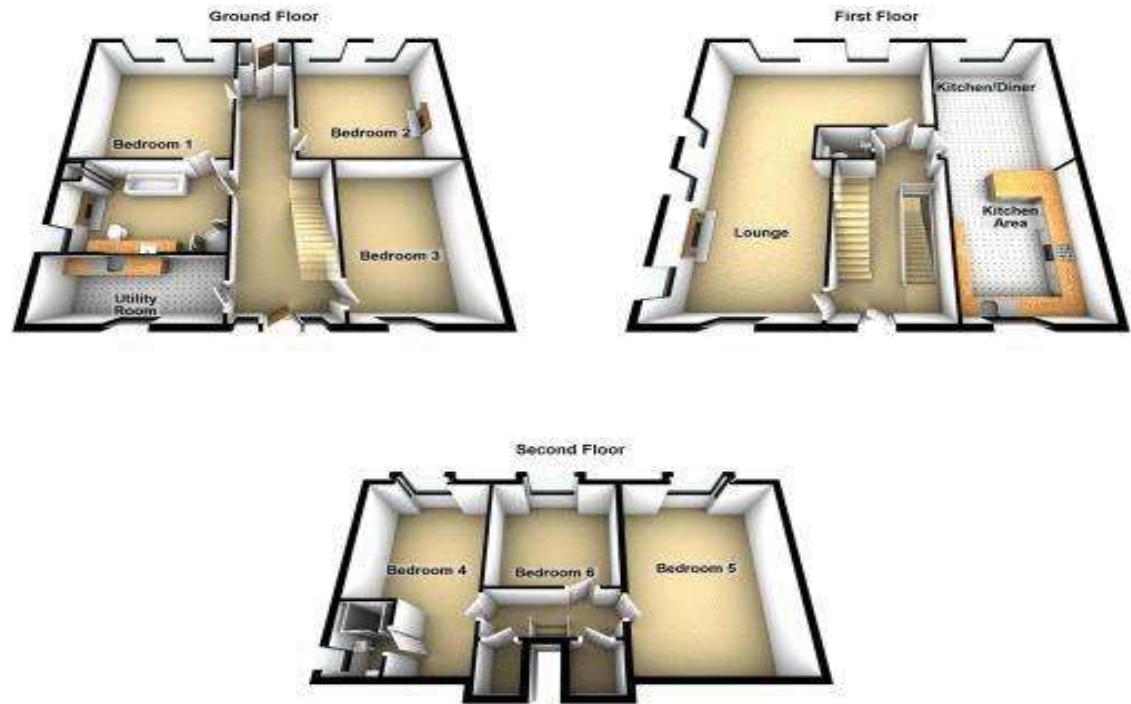
KITCHEN/DINING ROOM: 31' 10" x 11' 4" Max (9.70m x 3.45m), UPVC triple glazed windows, one to front and one to rear aspect, recently fitted High Gloss handle less WREN kitchen finished in light grey high gloss with wall and tall base units, finished with granite work surfaces with upturn, soft close doors and drawers with fitted shelving and racks, built-in sink and drainer with mixer tap, LED spotlights to ceiling, NEFF eye level oven and eye level microwave oven with slide out warming tray, NEFF induction hob with cooker hood over, stainless steel switches with some USB sockets, space and plumbing for dishwasher, space for large fridge/freezer, vinyl floor.


CLOAKROOM: Concealed cistern WC, wash hand basin with mixer tap with storage under, PVC panelled walls, vinyl floor.

STAIRS TO SECOND FLOOR LANDING: Oak banister and balustrades, doors to two storage cupboards into eaves, Skylight to rear, Oak skirting and architrave.

BEDROOM THREE: 20' 7" x 10' 11" (6.27m x 3.32m) part restricted head height, Skylight to rear, UPVC double glazed triangular feature window to front, storage cupboard in eaves, wall mounted radiator, door to **EN-SUITE**: Single glazed window to side aspect, PVC panelled walls and splashbacks, close coupled WC, wash hand basin in vanity unit with mixer tap, glazed shower enclosure with electric shower, laminate floor.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

BEDROOM FOUR: 20' 9" x 10' 8" (6.32m x 3.25m), Skylight to rear, UPVC double glazed triangular feature window to front, loft access, radiator.

BEDROOM FIVE: 12' 5" x 10' 4" (3.78m x 3.15m), UPVC double glazed triangular feature window to front, storage cupboard in eaves, radiator.

OUTSIDE: Rear Garden - UPVC triple glazed door leading from 1st floor landing to upper garden level onto decking area which leads down to a patio area. The rear garden is enclosed by a range of mature shrubs/hedgerow and partial fencing. The patio leads to a wooden gazebo and BBQ area, stone built fish pond, raised beds with stone feature walls and an artificial lawn area. Outside water supply and electrical points, large shed with power, further large area laid to lawn with the addition of two wooden built log storing sheds, steps leading to Lower Level Garden - wooden access gates to both the side and front, pathway leading from side around to the front, two stone built storage sheds with power and lighting, large wooden shed with power and lighting.

SERVICES: all mains. **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

DIRECTIONS: FROM OUR LYDNEY OFFICE HEAD TOWARDS CHEPSTOW, TAKE THE SECOND RIGHT INTO BREAM ROAD WHERE THE PROPERTY CAN BE FOUND ON YOUR LEFT DENOTED BY OUR FOR SALE BOARD.

Every effort has been made to ensure that the particulars are correct and any representations are made in good faith by KJT Residential and do not form part of any contract for sale. The details are issued on the strict condition that all negotiations are carried out through the above company.

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