



LYDNEY

Guide price **£425,000**



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# 8 KIDNALLS DRIVE

Lydney, Gloucestershire GL15 4UE



Detached family home  
Four good sized bedrooms  
Immaculately presented throughout

This four-bedroom, detached home is located in the popular Whitecroft Gardens development in Whitecroft, which is a popular village located just outside the town of Lydney. The property is in immaculate condition throughout and would make the perfect family home.

Located in the popular village of Whitecroft situated just outside the market town of Lydney this four-bedroom, detached family home is situated within a short distance of local amenities, schooling and restaurants. Whitecroft is in the beautiful Forest of Dean, while accessible links allow easy commuting to neighbouring towns and cities, providing a wonderful balance between rural and town living.



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## KEY FEATURES

- Detached property
- Four good sized bedrooms
- Ex show home
- Immaculately presented throughout
- Highly desired location



# STEP INSIDE



This beautifully presented family home, built by Redrow and is in the Canterbury design was the ex-show home for the Whitecroft Gardens development.

Upon entering the property, you are greeted by the spacious entrance hall which leads you through to the kitchen, lounge, home office and downstairs cloakroom. The modern fitted kitchen has high gloss wall and base units and benefits from having integrated appliances to include a fridge and freezer, dishwasher, four ring gas hob and Smeg oven with grill and microwave. The kitchen is open plan with the dining space perfect for entertaining with friends and family with French doors leading out to the rear garden and gloss tiled flooring.

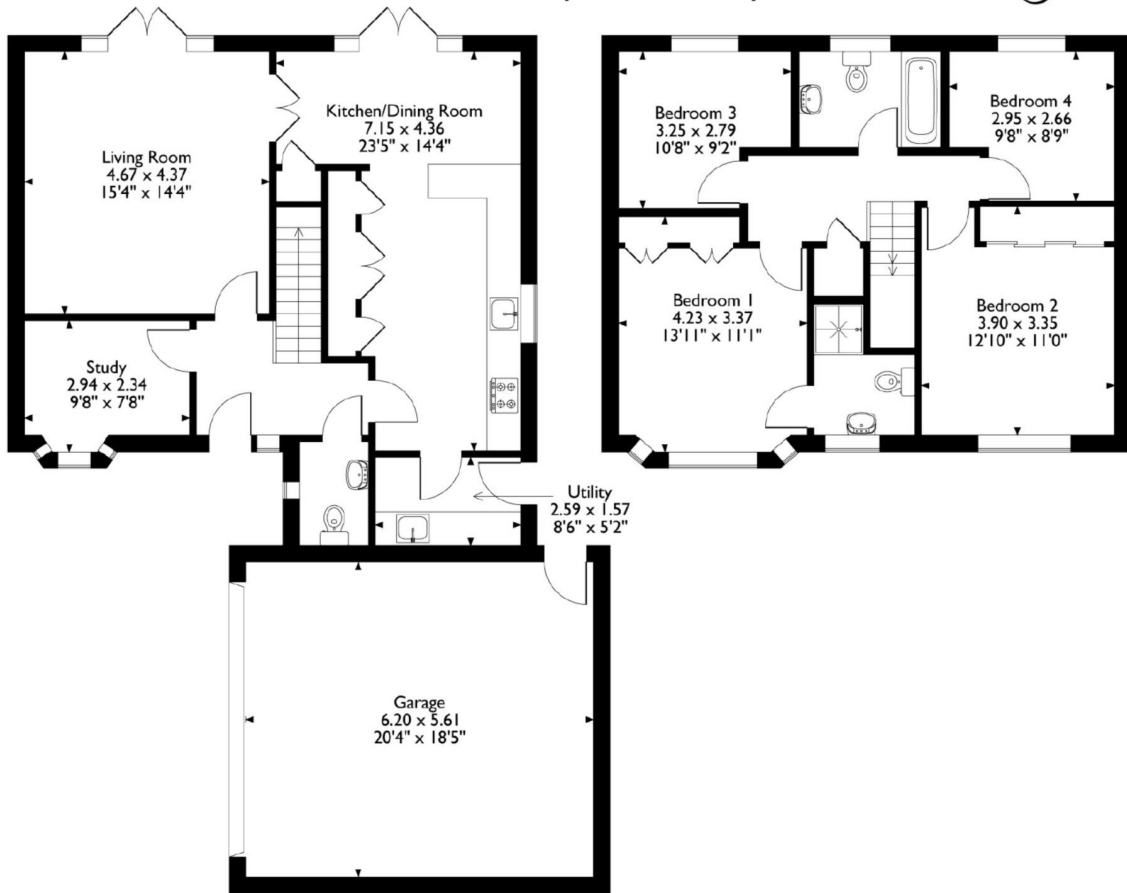
A door from the kitchen leads into the utility space where you will find space for a washing machine and dryer along with further storage space, sink and door leading out to the side of the property.

The lounge is a generous size with French doors leading out to the patio and double doors into the kitchen/dining room giving the property a lovely flow throughout.

The home office has a bay window overlooking the front of the property bringing in light throughout the day and is the perfect space to work from home, however it could also be used as a sun/ playroom if preferred. The cloakroom has a low-level WC and wash hand basin.

To the first floor the landing leads through to the four good size bedrooms the principal bedroom and second bedroom have the benefit of fitted wardrobes and the principal bedroom has an en-suite shower room with a three-piece modern suite. The family bathroom has a three-piece modern suite with overhead shower.

Approximate Gross Internal Area  
Main House = 130 Sq M/1400 Sq Ft  
Garage = 35 Sq M/377 Sq Ft  
Total = 165 Sq M/1777 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



# STEP OUTSIDE



The property is located at the end of the road in a private position. To the front of the property, you will find a driveway with off road parking for three cars and access to the double garage. The garage was previously used as the sales office when the development was first available so it has been carpeted, has fitted drawers and has spotlights and electric.

A door from the garage also leads to the garden and there is gated access either side of the property to the rear garden. To the rear of the property the garden is fully enclosed being mainly laid to lawn with a variety of trees and shrubs. A patio area is perfect for sitting and enjoying the sun in the summer months or Al-fresco dining with friends and family.

## INFORMATION

Postcode: GL15 4UE

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B





## DIRECTIONS

From Lydney head down Forest Road towards Whitecroft continue along the road and continue onto New Road. When you come into the village of Whitecroft you will find Whitecroft Gardens development on your first right turn where you will then take the first right onto the driveway that leads you to the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)	84	93
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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