



LYDNEY

Guide price **£387,000**



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# 16 WINTOUR DRIVE

Lydney, Gloucestershire GL15 5FA



Detached 4 bedroom modern home  
Lounge, kitchen/dining, utility and w.c.  
Gardens, parking and garage

A detached Cambridge style Redrow ex Showhome, well designed with four bedrooms (master en-suite), Gardens, off road parking and a detached garage.

Lydney town offers a wide range of facilities including a variety of shops, bank, building societies and supermarkets, as well as a sports centre, golf course, hospital, doctors' surgeries, train station, primary and secondary schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

## STEP INSIDE

Entrance via front door with window to front, stairs off, Karndean flooring. Lounge with feature fireplace with inset electric fire. Spacious kitchen with a range of base and eye level units, integrated double oven, gas hob with extractor over, integral dishwasher and fridge/freezer, Karndean flooring, built-in storage cupboard, door to Utility room, open plan to the

Dining area with French doors to the garden. Utility room with sink, wall mounted boiler, plumbing for washing machine, vent for tumble dryer, Karndean flooring.

Stairs to first floor landing. Bedroom with window to front and fitted wardrobes and door to En-suite Shower room, with W.C., wash hand basin, walk-in shower cubicle, Karndean flooring. Bedroom two with fitted wardrobes. Two further bedrooms with windows to rear. Family bathroom with four piece suite, Karndean flooring.

Guide price  
£387,000



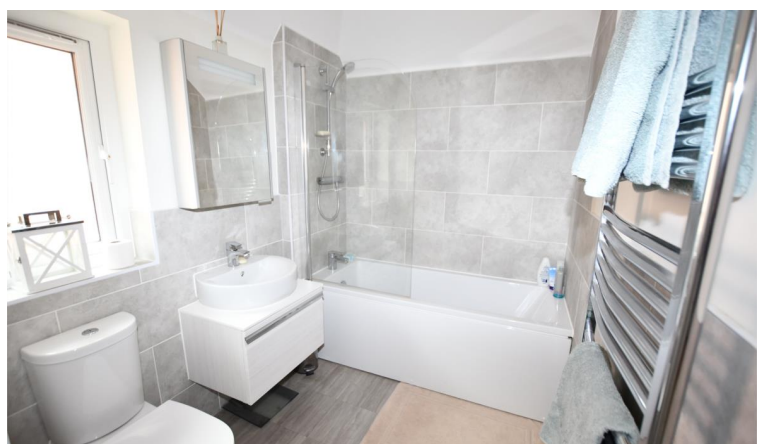
### KEY FEATURES

- Detached ex Showhome
- Lounge, kitchen, dining area,
- Utility and cloakroom.
- 4 bedrooms (one en-suite)
- Bathroom
- Gardens, Garage and parking



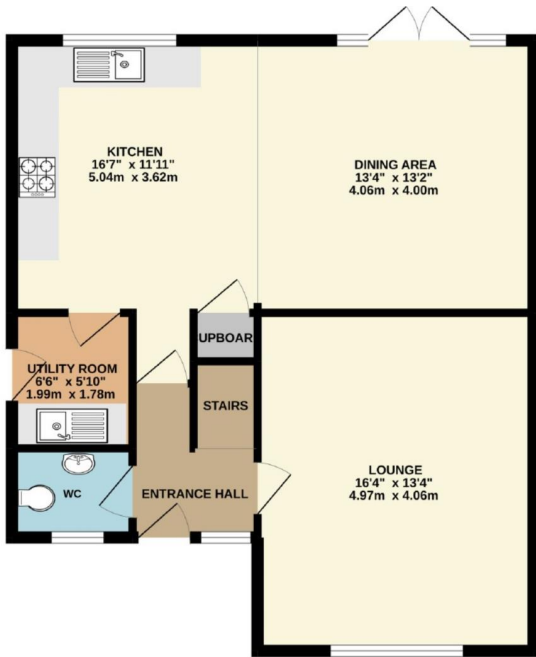
### STEP OUTSIDE

To the front a lawned area, off road parking for two vehicles with access to the Detached Garage, side access to the rear garden which is mainly laid to lawn with shrubs and small trees.

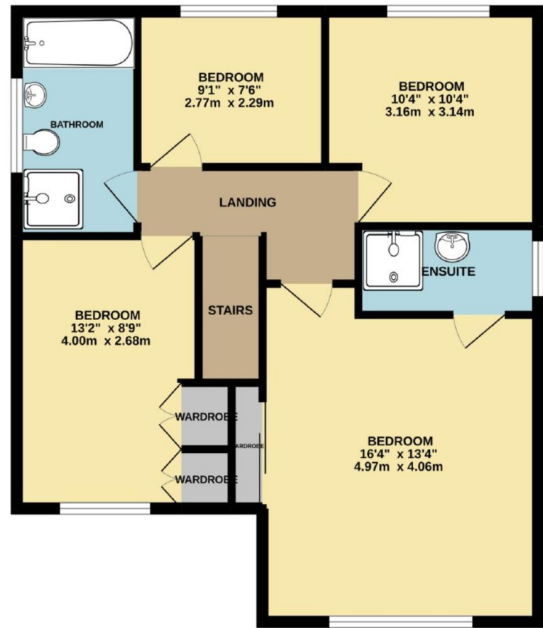




GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 1355 sq.ft. (125.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

From the centre of Lydney proceed up the road onto Highfield Road. At the traffic lights turn right into Severn Heights and the property can be found along on the left hand side.



## INFORMATION

Postcode: GL15 5FA  
Tenure: Freehold  
Tax Band: E  
Heating: Gas  
Drainage: Mains  
EPC: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	88	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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