



LYDNEY

Guide price **£475,000**



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Lydney, Gloucestershire GL15 5FR



Bright, open-plan family home with no onward chain
Contemporary interiors and generous outdoor space
Well-connected location with a peaceful setting

Located on a well-kept residential street, this attractive detached house combines contemporary style with practical living. Inside, the home features a light and airy open-plan kitchen, dining, and living area - ideal for both everyday life and entertaining. The kitchen is fitted with sleek cabinetry and integrated appliances, providing plenty of storage and functionality. Upstairs, four generously sized bedrooms offer comfortable layouts with potential for built-in storage. The two bathrooms are stylishly presented, including a family bathroom with a bath and shower over, and an en-suite shower room. Natural light is a key feature throughout the house, complemented by neutral tones and modern flooring. Outside, the rear garden is particularly spacious - mainly laid to lawn with a paved patio area, ideal for outdoor dining or children's play. The garden is enclosed by a mix of fencing and brick walling, giving a good degree of privacy. The front of the property is neat and attractive, with established borders and a welcoming approach. Conveniently located close to local schools, green spaces, and everyday amenities, this well-presented home offers an ideal base for modern family living



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KEY FEATURES

- Modern detached home with four bedrooms
- Spacious open-plan living and dining areas
- Large rear south facing garden with patio and lawn
- Two contemporary bathrooms
- Bright interiors with neutral décor throughout
- Conveniently located near schools and amenities



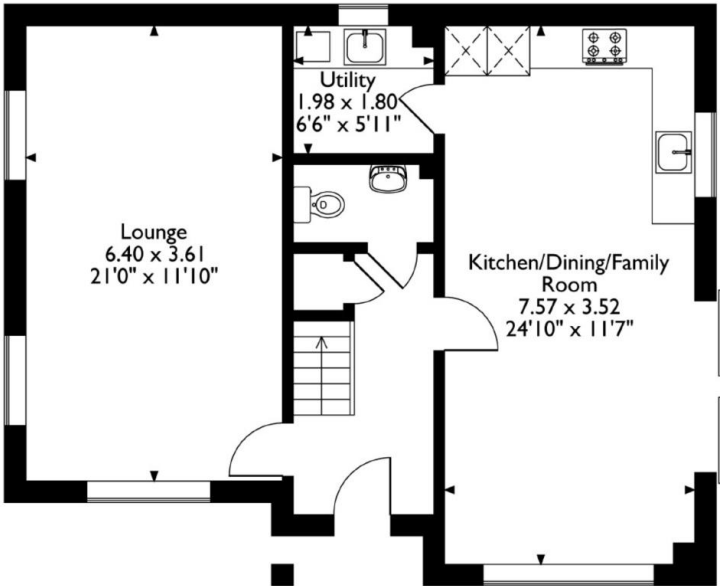
STEP INSIDE



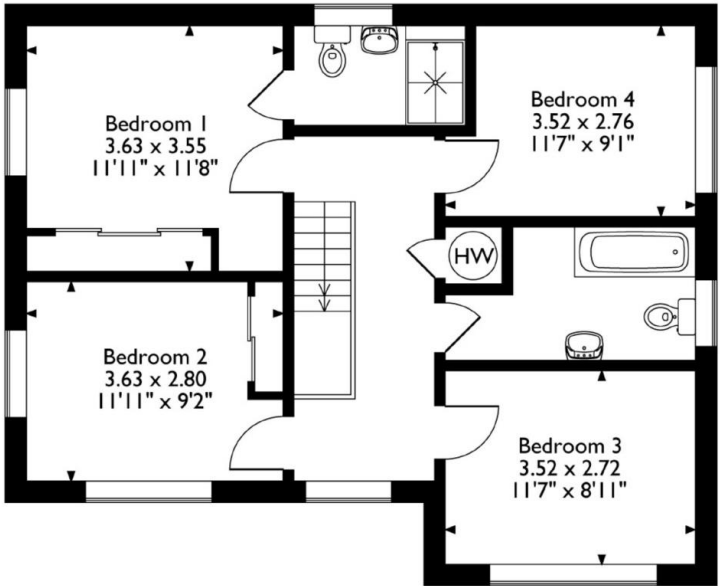
The front door opens into a bright hallway leading to an open-plan living and dining area, filled with natural light and featuring modern flooring throughout.

The adjoining kitchen is well-fitted with contemporary units, good storage, and integrated appliances, creating a stylish and functional heart to the home.

Approximate Gross Internal Area
129 Sq M/1389 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.

The first floor provides four well-proportioned bedrooms and two bathrooms.

Bedrooms one and two benefit from fitted wardrobes.

All bedrooms are neutrally decorated with ample natural light.

The bathrooms are thoughtfully designed - one offering a bath with shower over, the other a walk-in shower for everyday convenience.

STEP OUTSIDE



The rear garden is a real highlight - generous in size and mainly laid to lawn, it offers plenty of space for family activities or relaxing outdoors. A paved patio provides the perfect spot for outdoor furniture and al fresco dining. Enclosed for privacy, this space offers a safe and quiet retreat.

To the front, the house is attractively set back with a tidy lawn and pathway, framed by low hedging and planted borders.

The driveway provides parking for 4-5 cars.

Additional Features:

This modern new-build home comes with a full handover pack from Redrow and boasts a range of high-spec smart features. The property includes a MyEnergi smart solar system, capable of charging an electric vehicle and supplying hot water using solar power, with battery storage for added efficiency. A Ring security camera covers the driveway, complemented by a Ring video doorbell for enhanced peace of mind. The garage door is remote-operated, and the home benefits from Hive smart controls for both central heating and hot water, offering convenience and energy efficiency throughout.

INFORMATION

Postcode: GL15 5FR

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

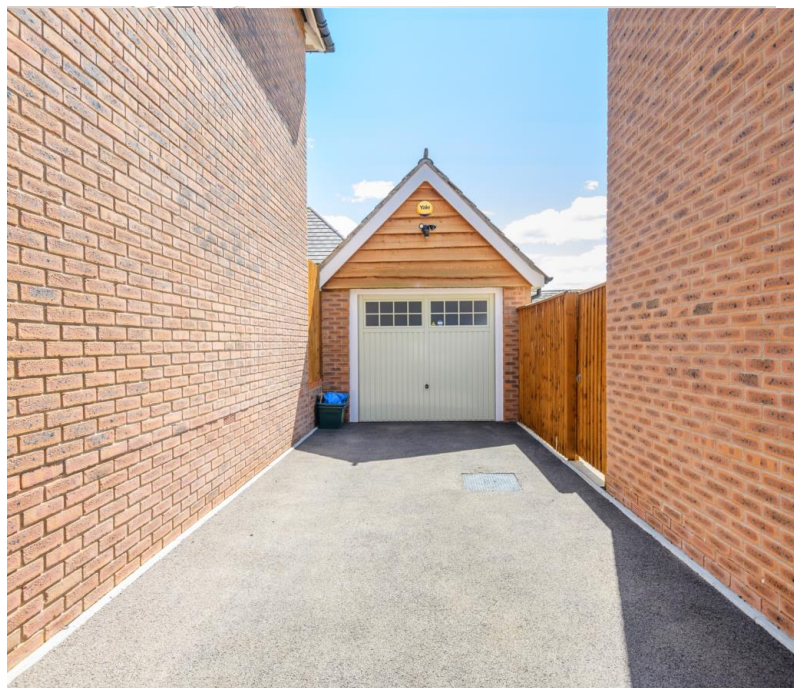
EPC: B





DIRECTIONS

///SKILLET.SQUIRTS.OVERLOOKS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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