

The background is a solid teal color with a repeating pattern of cartoon sheep and flowers. The sheep are white with grey faces and legs, and some have small black eyes and mouths. The flowers are yellow with black outlines. The pattern is scattered across the entire background.

Woodland Place
Yorkley



Woodland Place Yorkley GL15

- A fabulous extended bungalow in popular Yorkley •
- 2 large double bedrooms • Lovely kitchen & dining space •
- Spacious lounge with wood burner • Modern bathroom •
- Laundry / boot room • WC • Garage • Private driveway •
- Stunning garden and decked patio • Quiet forest location •

A fabulous extended bungalow in the popular village of Yorkley

In summary, a fabulous extended bungalow in the popular village of Yorkley, consisting of 2 double bedrooms, modern bathroom, lovely kitchen, large dining space, lounge with wood burner, utility room / boot room, stunning large garden and patio area, private driveway and garage.

Vendors' comments *"With the Forest literally on the doorstep, wildlife spotting has been one of the highlights of living here, especially seeing the deer most evenings."*

The **entrance hall** welcomes you into this fabulous home, guiding you to the bathroom, bedrooms and lounge. The floor is carpeted and there is a radiator and a large storage cupboard. The front door gives you direct access to the driveway and garage.

The **bathroom** has a modern suite, with a bath, shower screen with an over the bath integrated shower. There are floor to ceiling tiles and a large window to create a bright space.

The **primary double bedroom** is a spacious bedroom with fitted wardrobes along one side of the room, a large window looking out to the front garden and the floor is carpeted.

The second **double bedroom** is another good space, with a built-in storage cupboard, a large window looking out to the front of the house, and the floor is carpeted..

The **spacious lounge** is located off the hallway. This large room has a wood burner with surround feature, carpeted flooring, a serving hatch through to the kitchen and the room opens up along to the dining space.

The **dining space** is a wonderful place to entertain guests for a dinner party. Large enough for any family gathering. The flooring is wood effect, there is a large window looking out over the rear garden and benefits from double patio doors that access directly onto the large decked patio area. This room flows into the kitchen and along to the WC and laundry / boot room.

The **fabulous kitchen** has shaker style modern units with plenty of storage, a wooden worktop, with a double oven and a serving hatch to the lounge. This wonderful kitchen has tiled flooring and white tiled walls.

The **WC** is positioned to the rear of the house, with a modern suite, tiled walls, a radiator and vinyl flooring.

The **Laundry / boot room** is located off the dining

and kitchen area. This useful space has units including integrated fridge and freezer, and worktop space along the length of the room, with room for a washing machine and tumble dryer, vinyl flooring, and has a door to access the front driveway and garage, and also a door past the WC to access the rear garden.

The front **driveway** is gated with enough room for two cars. There is a front lawned area with a surrounding wall and the garage is adjoining the house. The garage has an electric rolling door and has two windows and a door to access the rear garden. Through the front gates you are free to explore the forest on your doorstep.

The **beautiful garden** is a large corner plot which flows around the house. There are lawned areas, matured gardens, ponds, a greenhouse, wonderful trees, vegetable patches and a large raised patio space for enjoying the perfect summer evenings!

Sq ft size: approx 876 square feet (excl. garage).

Council Tax: C.

Fuel: Oil & electricity.

Additional notes:

2018 - Extension and renovation - including full rewiring & plumbing.

Gardens completely landscaped and remodelled.

LOCATION:

Perfectly situated in the heart of the Forest of Dean.

The picturesque village of Yorkley is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including cycling, Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Coleford, Ross-on-Wye and Monmouth and easy accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.

LYDNEY - 3.7 MILES
COLEFORD - 6 MILES
CHEPSTOW - 12 MILES
MONMOUTH - 13 MILES
GLOUCESTER - 18 MILES
CHELTENHAM - 26 MILES
BRISTOL - 30 MILES

All distances are approximate





















































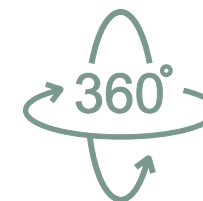
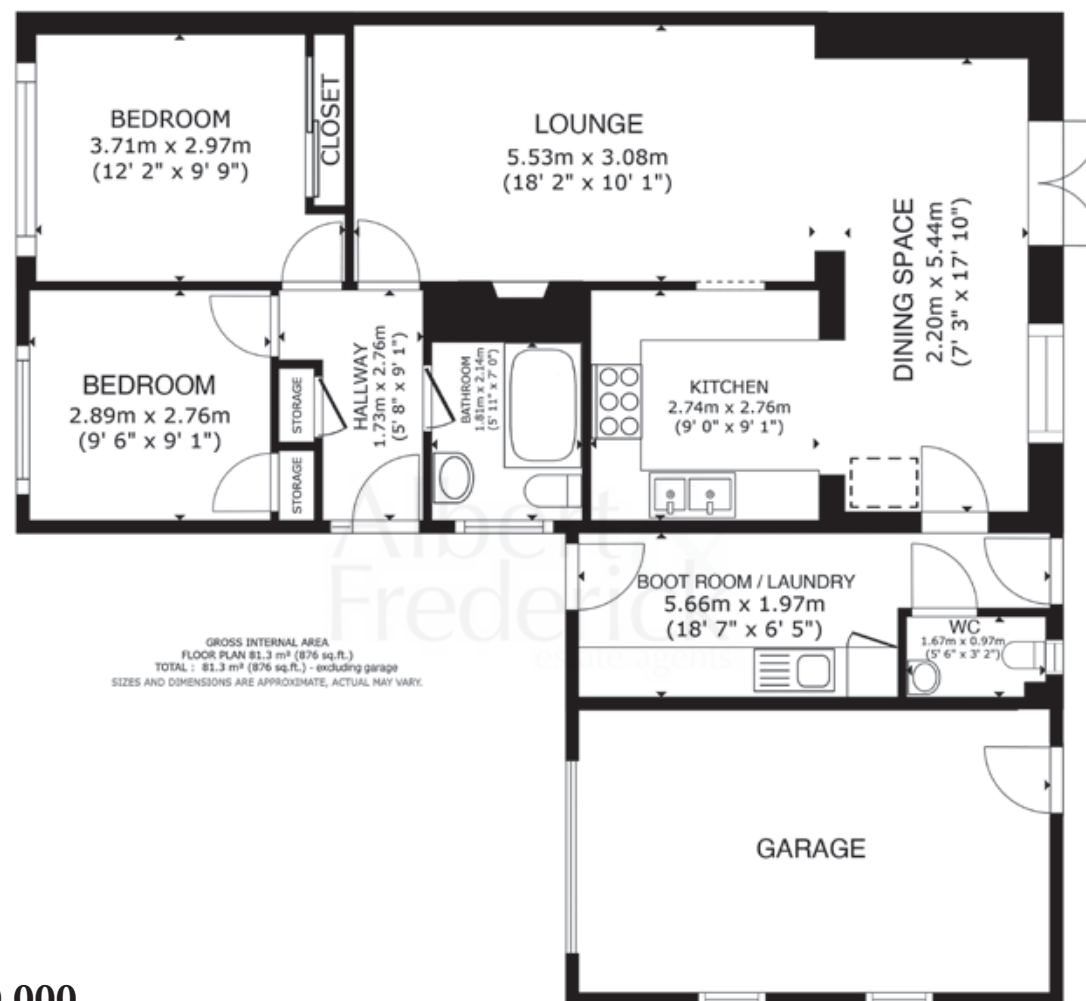








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