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Sweetbriar, School Road, Pillowell, GL15 4QT

Guide Price £525,000



FREEHOLD

Guide Price £525,000

SITUATED IN A CONSERVATION AREA THIS DECEIVINGLY SPACIOUS CHALET STYLE BUNGALOW WITH FOUR BEDROOMS (THREE WITH EN-SUITE FACILITIES). A SOUGHT AFTER VILLAGE LOCATION CLOSE TO WOODLAND WALKS - VIEWING ESSENTIAL

Property Description

Set in the rural village of Pillowell, on the outskirts of the Market Town of Lydney which offers a wide range of facilities with many Shops, Banks, Building Societies and Supermarkets as well as a Sports Centre, Golf Course, Primary and Secondary Schools.

ENTRANCE HALL: via double glazed door, stairs off

LOUNGE: 15' 2" x 15' 1" (4.62m x 4.59m), window to front, beamed ceiling, open plan to

SITTING AREA: 12' 7" x 10' 11" (3.83m x 3.32m), feature fireplace with inset multi fuel stove, wooden mantle, laminate floor, French doors to

CONSERVATORY: 15' 10" x 13' 10" (4.82m x 4.21m), tiled floor, part glazed, French doors to decking, feature exposed stone walling in part.

INNER HALLWAY: exposed beamed ceiling, slate floor, radiator.

DINING ROOM/STUDY: 11' 9" x 10' 9" (3.58m x 3.27m), radiator, beamed ceiling, wood effect laminate floor, understairs cupboard, window to side, doors to Kitchen and Bedroom.

KITCHEN: 16' 9" x 8' 5" (5.10m x 2.56m), fitted with a range of base and eye level units, wooden worktops, sink unit with mixer tap, space for fridge/freezer, integrated dishwasher, Canon range electric cooker, gas hob, extractor hood, tiled splashbacks, slate flooring, radiator, windows to side and front, door to

UTILITY: 10' 4" x 7' 0" (3.15m x 2.13m), fitted with base and eye level units, wooden worktops, ceramic sink unit, radiator, part exposed beamed ceiling, door to garden.

BEDROOM THREE: 11' 9" x 8' 5" (3.58m x 2.56m), window to side, radiator, fitted wardrobes.

EN-SUITE: 5' 0" x 5' 1" (1.52m x 1.55m), step in corner shower cubicle, WC, wash hand basin, exposed beamed ceiling, tiled splashbacks, slate floor, window to side.

BEDROOM FOUR: 11' 9" x 11' 8" (3.58m x 3.55m), window to rear, radiator.

FAMILY BATHROOM: 8' 0" x 8' 6" (2.44m x 2.59m), step-in shower cubicle, WC, wash hand basin, panelled bath, heated towel rail, radiator, part tiled walls, tiled floor, window to front.

STAIRS TO FIRST FLOOR LANDING: exposed beamed ceiling, spot lighting.

BEDROOM ONE: 12' 8" x 12' 8" (3.86m x 3.86m), restricted head height in part, exposed beamed ceiling in part, skylight window, spot lighting, eaves storage, radiator, open plan to

DRESSING AREA: 11' 8" x 9' 11" (3.55m x 3.02m), skylight window, door to

EN-SUITE: restricted head height, low level WC, wash hand basin, walk-in storage cupboard.

BEDROOM TWO: 16' 9" x 12' 0" (5.10m x 3.65m), restricted head height, skylight window, beamed ceiling, built-in storage, door to

EN-SUITE: redistricted head height, low level WC, wash hand basin, skylight window, radiator, spot lighting.

BASEMENT LEVEL: with Boiler room and two storage areas.

OUTSIDE LIVING AREA: 12' 3" x 9' 10" (3.73m x 2.99m), with further storage area adjacent.

DOUBLE GARAGE: 22' 3" x 19' 0" (6.78m x 5.79m), with up and over doors, power and lighting, fitted work benches, personal door to rear.

OUTSIDE: the property is surrounded by landscaped garden. Access to the rear via a wooden gate leading to the Garage, partly covered pathway leading to the rear and side of the property. The side of the property is mainly laid to lawn with various shrubs, retaining walls and fruit trees. To the side of the property steps down to a driveway with electric double gates providing parking for several vehicles. A large decked area wrapping around two side of the property with space for seating having views. To the front a further patio area leading down to gravelled pathways, lawn, raised flower beds and access to storage shed (housing oil boiler)/area beneath the decking. There is a second access/driveway with electric gates leading to a generous tarmac upper parking area suitable for several vehicles.

SERVICES: mains water, electricity and drainage. Oil central heating. **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

OUTGOINGS: COUNCIL TAX BAND 'C'

WHAT THREE WORDS: Parking for viewings - quantity.surcharge.sculpting

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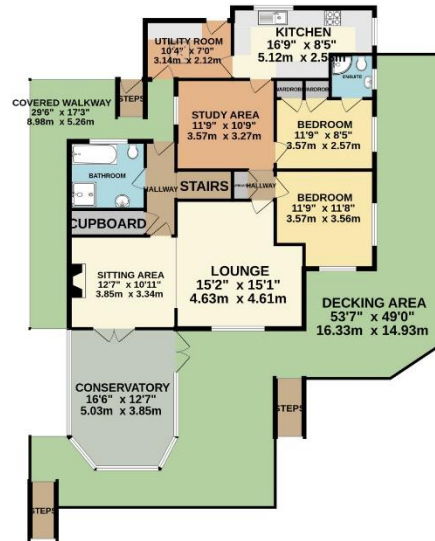
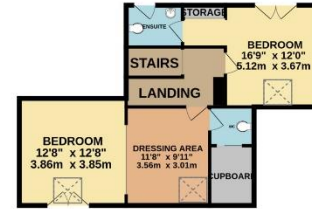
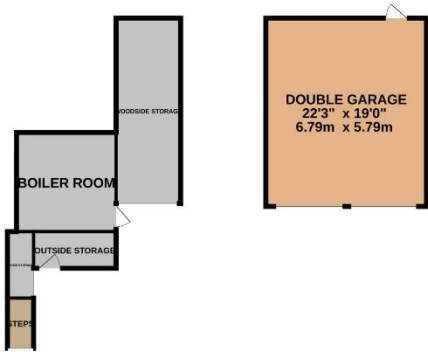
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BASEMENT LEVEL
813 sq.ft. (75.5 sq.m.) approx.

GROUND FLOOR
1543 sq.ft. (143.3 sq.m.) approx.

1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 2970 sq.ft. (275.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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