



## Hillside, Highfield Road, Mill Hill Bream, Lydney, Gloucestershire, GL15 6JB

£539,000





**\*\*\*NO ONWARD CHAIN\*\*** THIS DELIGHTFUL FOUR BEDROOM EDWARDIAN PROPERTY LOCATED ON A QUIET COUNTRY LANE IN THE VILLAGE OF BREAM. MASTER BEDROOM ENSUITE, FAMILY BATHROOM, LOUNGE, DINING ROOM, BREAKFAST KITCHEN, UTILITY ROOM, DOWNSTAIRS SHOWER ROOM, CONSERVATORY, ENCLOSED GARDENS, LOVELY WOODLAND WALKS ON THE DOORSTEP, STONE OUTBUILDING WOULD MAKE AN IDEAL GARDEN OFFICE WITH THE NECESSARY ALTERATIONS, VILLAGE AMENITIES.

Bream is a quiet village with its own Primary School, Convenience Stores, Dr's Surgery, Fish & Chip Shop, Public House, Florist, Post Office, Rugby/Football Club & Cricket Club. Located close to Lydney Town being approximately 2 miles away, which has a wide range of facilities that include Primary and Secondary Schools, Local Shops and Supermarkets, Banks and Building Societies, Restaurants and Public Houses, Sports Centre and Gymnasiums, Doctors Surgeries and Hospital, Golf Course and Outdoor Swimming Pool and Train Station. Closely located to woodland and country walks which are located within a very short walk away.



#### Entrance Hallway:

Tiled floor, ceiling light, door to lounge and stairs to first floor.

#### Lounge:

13'10" x 10'11" (4.24m x 3.35m)

Ornate feature fireplace with coal effect gas fire with wooden surround and herringbone patterned tiled hearth. Window with front aspect, tiled floor, understairs cupboard, ceiling light, power points, radiator, door to inner hallway.

#### Inner Hallway:

Tiled floor, radiator, ceiling light, doors to lounge, shower room and utility, with opening through to kitchen breakfast room.

#### Kitchen/Breakfast Room:

19'3" x 10'11" (5.87m x 3.35m)

A spacious room having a range of matching wall, base and draw units and centre island. Windows with rear and side aspect. Single ceramic bowl sink with drainer, Rangemaster cooker with two electric ovens, grill and bread proving draw, five burner gas hob with wok cradle and ceramic hot plate. Breakfast bar, display cabinet and wine rack. Ceramic tile floor, radiator, ceiling lights and power points, door to conservatory and opening through to dining room.

#### Dining Room:

13'10" x 10'0" (4.24m x 3.05m)

A good size room which is conveniently located just off the kitchen/breakfast room having Travertine tiled flooring, window to front aspect, ceiling light, power points, radiator.

#### Conservatory:

12'11" x 12'0" (3.94m x 3.66m)

A great space where to sit and enjoy the garden from indoors. Tiled floor, ceiling lights and fan, radiator, power points, with french doors leading to rear garden.

#### Utility Room:

11'5" x 6'9" (3.48m x 2.08m)

Window to rear, Belfast sink, solid Oak work surface. Base and wall units, wall mounted gas Worcester Greenstar 30 CDI boiler, space and plumbing for washing machine, ladder radiator, ceiling light and power points, tiled floor, door giving side access to outside.

#### Shower Room:

8'5" x 6'11" (2.59m x 2.13m)

Corner shower cubicle with Mira electric power shower, pedestal wash basin with storage cupboard under, low level WC, ceiling light, tiled walls, ladder radiator and window to rear.

#### First Floor Landing:

Fitted carpet, two ceiling lights, smoke alarm and power point.

#### Bedroom One:

12'9" x 10'11" (3.91m x 3.33m)

Double aspect windows to side and rear giving extensive views over countryside and woodlands, fitted carpet, radiator, ceiling light, power points, door to:

#### En-Suite:

7'6" x 5'10" (2.31m x 1.78m)

Walk in shower having an Aqualisa digital shower, tiled

walls, ladder radiator, vanity wash basin unit with storage under, low level WC, window to side, extractor fan, ceiling light, shaver point and tiled floor.

### Bedroom Two:

14'6" x 14'0" (4.42m x 4.27m)

Window to front, feature cast iron fireplace, fitted carpet, radiator, ceiling light and power points.

### Bedroom Three:

13'10" x 10'9" (4.22m x 3.3m)

Window to front, feature cast iron fireplace, fitted carpet, radiator, ceiling light and power points, loft access having pull-down ladder, the loft is fully insulated and boarded.

### Bedroom Four:

8'5" x 6'11" (2.59m x 2.13m)

Window to rear, fitted carpet, radiator, ceiling light and power points.

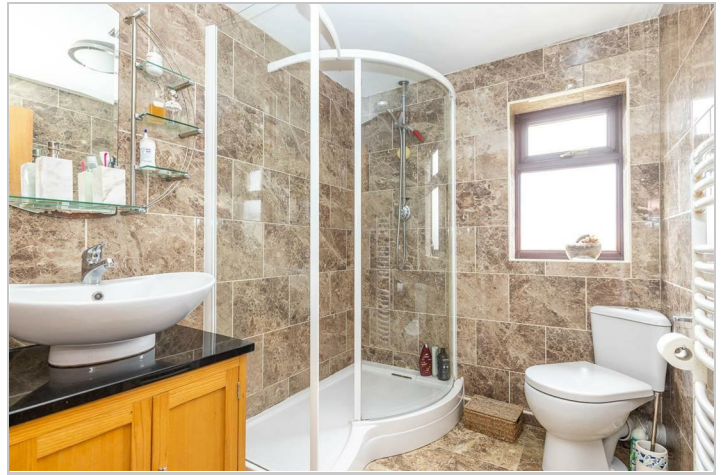
### Bathroom:

11'10" x 6'0" (3.61m x 1.85m)

Window to side, bath, pedestal wash basin, low level WC, ladder radiator, airing cupboard housing hot water tank, slatted wooden shelving.

### Outside:

The garden is planted with a variety of shrubs, flowers and trees, there is a patio area and large lawn, ornamental garden pond, Forest stone built garden shed, wooden garden store.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

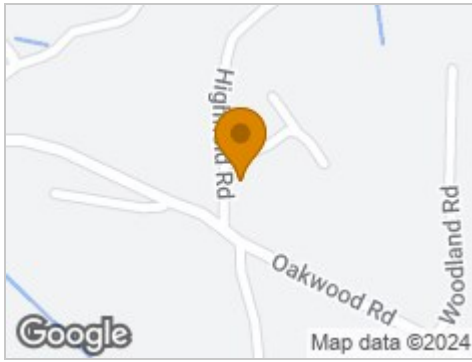
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.



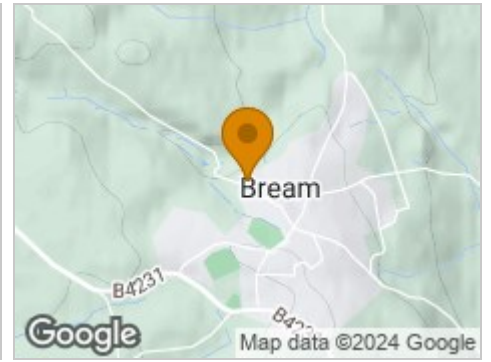
## Road Map



## Hybrid Map



## Terrain Map



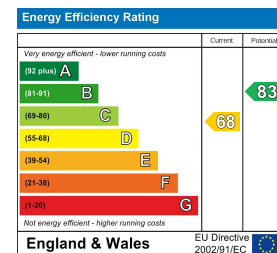
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.