



## 4 Hadrian Close

Lydney, Gloucestershire, GL15 5QT

£400,000



**\*\*QUIET CUL-DE-SAC IN A MUCH SOUGHT AFTER LOCATION\*\* South Facing Rear Garden\*\* This Delightful Four Bedroom Detached House comprising of: Large Breakfast Kitchen and Dining Room, Lounge, Downstairs WC, Master Bedroom with Ensuite Shower Room, Family Bathroom, Three Further Bedrooms (Three of the bedrooms have Built-In Wardrobes). Off Road Parking, Integral Garage with Power & Lighting, Secluded Enclosed Rear Garden.**

Lydney is very well placed with easy commuting distance via M4, M5 and A40, also within walking distance of Lydney Train Station & all main facilities which include Primary and Secondary Schools, Local Shops and Supermarkets, Banks, Restaurants and Public Houses, Sports Centre, Doctors Surgeries, Hospital and Golf Course.



#### Entrance Porch:

Outside light, door to:

#### Entrance Hallway:

A spacious and welcoming entrance hall having beautiful Italian Porcelain tiled floor. Under-stairs storage, recessed ceiling spotlights, smoke alarm, radiator, stairs to first floor, doors to integral garage, lounge, WC and kitchen.

#### Lounge:

16'11" x 10'5" (5.16m x 3.2m)

Box bay window to front aspect, feature fireplace with coal effect gas fire, recessed ceiling lights, radiator, power points, door to entrance hall.

#### Breakfast Kitchen & Dining Room:

25'3" x 11'10" (7.72m x 3.63m)

A spacious room with Italian ceramic tiled floor, a range of newly fitted, matching wall, base and drawer units, larder cupboard, recess for a large American fridge/freezer, integrated dishwasher and washing machine, single bowl sink and drainer, ample work surfaces, two windows to rear aspect, power points, ceiling lighting, door to rear garden and patio.

#### Cloakroom:

5'6" x 2'5" (1.68m x 0.76m)

Italian Porcelain tiled floor, vanity unit with wash basin and storage under, extractor fan, ceiling light, WC, chrome ladder radiator.

#### First Floor Landing:

Fitted carpet, recessed ceiling spot light, smoke alarm, loft access. Doors to bedrooms one, two, three, four and bathroom.

#### Bedroom One:

12'4" x 10'2" (3.78m x 3.1m)

Two double built-in wardrobes, box bay window to front aspect, fitted carpet, TV point, power points, radiator, ceiling light.

#### En-Suite:

6'3" x 4'5" (1.93m x 1.37m)

Newly fitted out shower cubicle with glazed shower door, vanity unit with wash basin and storage under, tiled splash-backs, bathroom mirror, Italian Porcelain tiled floor, window to front aspect, ceiling light, radiator, extractor fan.

#### Bedroom Two:

12'0" x 9'6" (3.66m x 2.92m)

Window to rear with lovely far reaching views, double built-in wardrobe, fitted carpet, power points, radiator, ceiling light.

#### Bedroom Three:

10'2" x 8'2" (3.1m x 2.49m)

Double built-in wardrobe, window to front aspect, fitted carpet, power points, ceiling light, radiator, recess with TV point, light.



### Bedroom Four:

9'4" x 8'0" (2.87m x 2.46m)

Fitted carpet, window to rear aspect with lovely views, double built-in wardrobe, ceiling light, power points, telephone point, radiator.

### Bathroom:

8'9" x 6'3" (2.69m x 1.93m)

An attractive and spacious bathroom having shower cubicle, bath with shower attachment, tiled splash-backs, Italian Porcelain tiled floor, bathroom mirror, shaver point, ceiling lighting, window to rear, WC.

### Garage:

7'8" x 16'0" (2.36m x 4.88m)

Having an up-and-over door to front, internal

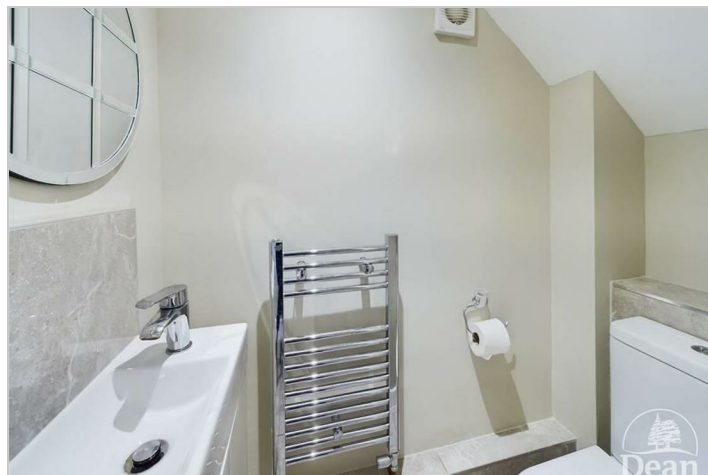
door accessing the entrance hall, power & lighting, wall mounted Worcester-Bosch gas boiler.

### Outside:

The front garden is planted with an abundance of cottage garden shrubs and flowers. The driveway to the front provides off road parking, path leading to front door and side access.

There are two outside taps, a double electric power point and garden spot lighting.

The rear garden is enclosed having many interesting cottage garden shrubs, flowers and small trees, patio areas, an enchanting hideaway seating area.



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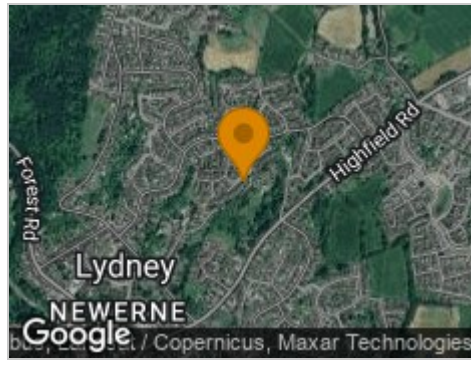
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



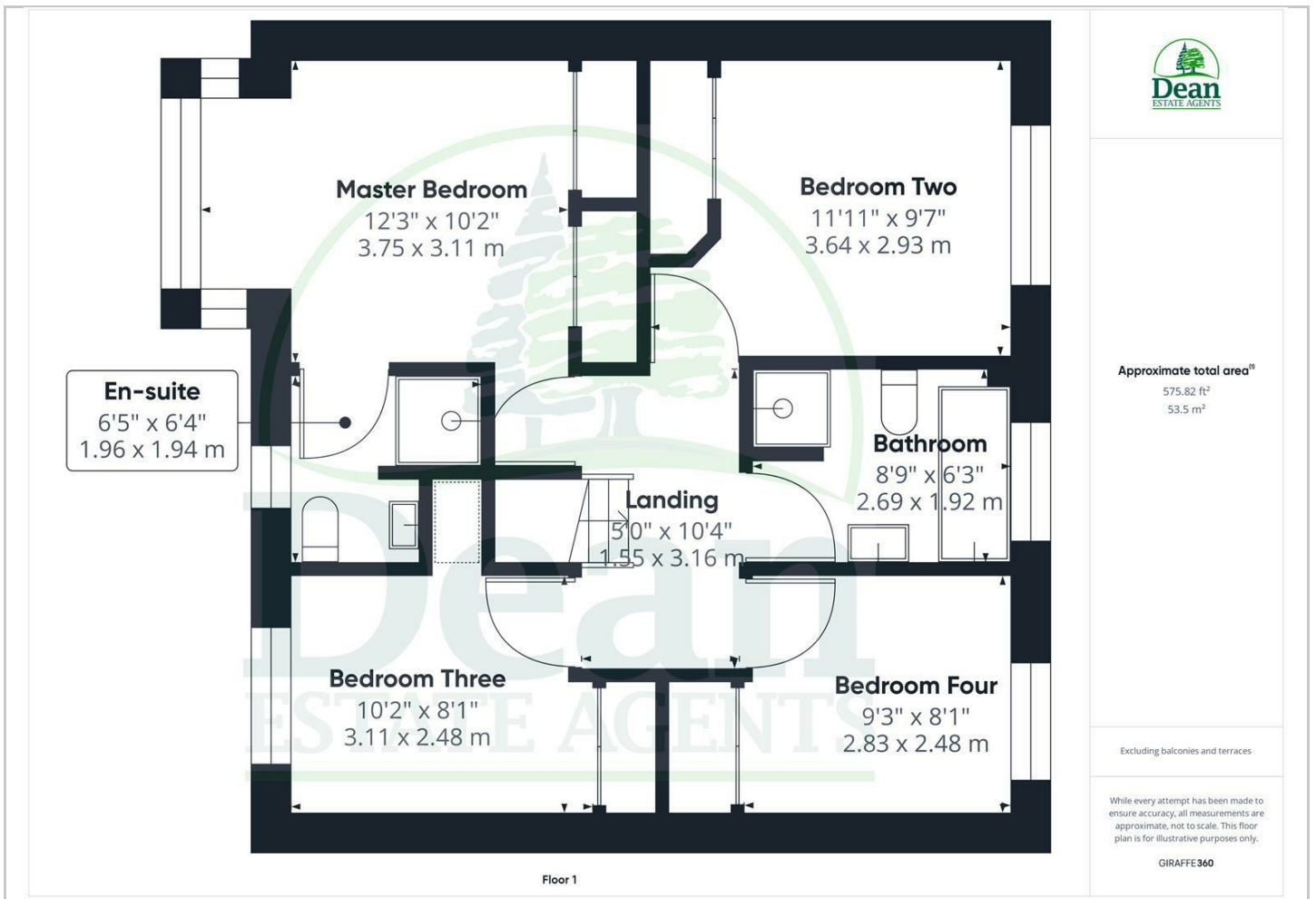
## Hybrid Map



## Terrain Map



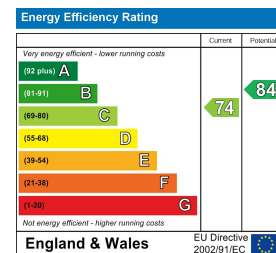
## Floor Plan



## 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



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