



## 8 Bayliss Close

Lydney, GL15 5FW

Offers In The Region Of £395,000



**\*\*VIEWING HIGHLY ADVISED\*\* \*\*QUIET CUL-DE-SAC LOCATION\*\*** Dean Estate Agents are pleased to present to you this Beautifully Presented Four Bedroom Detached Family Home situated in Lydney comprising of Four Bedrooms, Master Bedroom with built-in wardrobes and En-suite, Kitchen/Diner, Utility, Lounge, Downstairs W.C and Family Bathroom. Outside: Enclosed Rear Garden, Garage and Off Road Parking for two vehicles. OFFERS CONSIDERED!!!



#### Entrance Hallway:

9'8" x 14'2" (2.95 x 4.32)

A light and airy welcoming entrance hall, carpeted flooring, storage cupboard, stairs to first floor, doors to W.C, Lounge & Kitchen.

#### Cloakroom:

3'10" x 7'1" (1.18m x 2.16)

W.C, wash hand basin, frosted window to front aspect.

#### Lounge:

10'11" x 19'9" (3.35 x 6.02)

A spacious lounge, carpeted flooring, window to front aspect, French doors to rear garden and patio, radiator, power points, ceiling light.

#### Kitchen/Dining Area

18'9" x 10'0" (5.74 x 3.05)

Integrated fridge/freezer, four ring gas ceramic hob with extractor hood over, electric oven with grill, a range of matching wall, base and drawer units, single bowl sink and drainer, ample work surfaces window to rear garden.

#### Dining Area:

French doors leading out to patio and rear garden, carpeted flooring, ceiling light, radiator, power points.

#### Utility Area:

6'4" x 5'6" (1.95 x 1.70)

Plumbing for washing machine and space for tumble dryer, storage cupboard, window to front aspect & door leading to side access.

#### Master Bedroom:

11'2" x 10'5" (3.41 x 3.18)

Window to front aspect, built-in wardrobes, radiator, power points, ceiling light, cupboard, door leading to en-suite.

#### En-suite:

12'1" x 4'7" (3.69 x 1.41)

Shower cubicle, wash hand basin, W.C, extractor fan, ceiling light, vinyl flooring.

#### Bedroom Two:

11'6" x 10'4" (3.51 x 3.15)

Window to rear aspect, carpeted flooring, radiator, power points, ceiling light.

#### Bedroom Three:

11'9" x 9'3" (3.60 x 2.82)

Window to front aspect, carpeted flooring, radiator, power points, ceiling light.

#### Bedroom Four:

11'0" x 7'1" (3.36 x 2.17)

Window to rear aspect, carpeted flooring, radiator, power points, ceiling light.

#### Family Bathroom:

7'3" x 7'1" (2.22 x 2.16)

Bath with overhead shower, wash hand basin, W.C, ceiling lighting, vinyl flooring, window to rear.

#### Outside:

Enclose rear garden mainly laid to lawn, with a patio area and side access, outside tap.

To the front of the property, there is a driveway with parking for two vehicles.

#### Garage:

20'0" x 10'7" (6.12 x 3.25)

With up and over door, power & lighting.





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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.

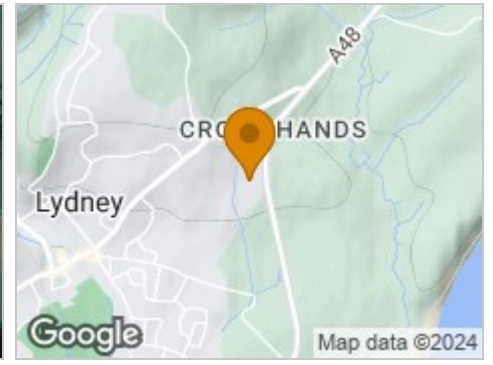
## Road Map



## Hybrid Map



## Terrain Map



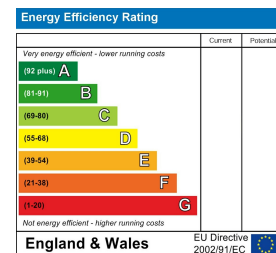
## Floor Plan



## 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



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