



## Antler House, Stag Hill

Yorkley, Lydney, Gloucestershire, GL15 4TD

£409,950



**\*\*Countryside Views\*\*** **\*\*Village Location\*\*** Lounge, Fully Fitted Kitchen, Dining Room, Integral Garage, Master Bedroom with Ensuite, Two Further Bedrooms, Family Bathroom, Garden to Front and Rear, Driveway providing Off Road Parking, there is an additional parking space in front of the metal gates. Village Amenities including: Convenience shops and post office, Dr's surgery, community centre, recreation ground, woodland walks and cycle tracks, public houses.

Yorkley has its own Infant & Junior School, Convenience Stores & Post Office, Public Houses, Dr's Surgery, Community Centre, Recreation Ground, many Woodland Walks and Cycle Tracks on the Doorstep.

Close by is Lydney Town which benefits from Local Shops and Supermarkets, Doctors Surgery's, Public Houses and Restaurants, Leisure Centre with Swimming Pool, Gym etc, Outdoor Swimming Pool, Train Station and Local & Main Bus Routes, Church's & Chapels. Easy access to Chepstow, Bristol, Gloucester, M5 & M4.



#### Enclosed Entrance Porch:

Having ceramic tiled floor, ceiling light cloak hanging hooks, door to:

#### Entrance Hallway:

Wood effect flooring, radiator, power points, ceiling light, smoke alarm, stairs to first floor, doors to lounge, kitchen and dining room.

#### Lounge:

14'2" x 13'10" (4.32m x 4.22m)

Double aspect windows (two to front aspect having lovely views of the Forest and surrounding countryside) one window to side aspect. Fitted carpet, radiator, ceiling light, feature electric fire.

#### Kitchen:

14'2" x 9'1" (4.34m x 2.77m)

Having a range of matching wall, base and drawer units, double eye-level electric oven with grill, space and plumbing for dishwasher integrated fridge, space and plumbing for automatic washing machine, four burner gas hob with extractor over, single stainless steel sink and drainer, tiled splash-backs, power points, recessed LED ceiling spot lights, ceramic tiled floor, window

to side, door to integral garage, opening through to:

#### Dining Room:

14'2" x 6'11" (4.34m x 2.13m)

Wood effect flooring, window to rear, Velux ceiling window, French doors accessing patio and garden, radiator, power points, ceiling light.

#### First Floor Landing:

Fitted carpet, window to side, ceiling light, power point, loft access, airing cupboard housing hot water tank and wood slat shelving. Doors to bedrooms one, two, three, and family bathroom.

#### Bedroom One:

14'4" x 14'0" (4.37m x 4.29m)

Fitted carpet, window to front aspect having views of the surrounding countryside, window to rear aspect, power points, radiator, ceiling light, door to:

#### En-Suite:

6'9" x 5'2" (2.08m x 1.6m)

Having double walk-in shower, vanity unit with wash basin and storage under, WC, extractor fan, radiator, ceiling light.

### Bedroom Two:

14'2" x 11'6" (4.32m x 3.53m)

Window to front aspect, fitted carpet, ceiling light, power points, radiator.

### Bedroom Three:

9'1" x 8'3" (2.79m x 2.54m)

Fitted carpet, ceiling light, radiator, window to rear aspect.

### Bathroom:

Having wood effect flooring, pedestal wash basin, WC, bath with shower screen, window to rear aspect, recessed LED spot lights, radiator.

### Garage and Utility Room:

18'11" x 14'2" (5.77m x 4.32m)

Floor standing oil central heating boiler, wall and base unit, power and lighting, up-and-over door to front.

### Outside:

Double metal gates to front accessing the driveway which leads to the garage. Garden to front planted with a variety of shrubs and flowers, path to each side of the property leading to rear garden. To the rear is a patio area, steps up to a lawned area, greenhouse and garden shed.



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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



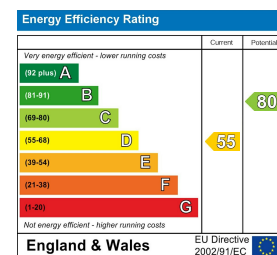
## Floor Plan



## 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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