



Antler House, Stag Hill

Yorkley, Lydney, Gloucestershire, GL15 4TD

£399,999



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market 'Antler House', a gorgeous detached brick built house with gated access and plenty of off road parking. Inside the modern beautifully presented family home benefits from two reception rooms, spacious kitchen, three sizeable bedrooms, a family bathroom and the master bedroom boasts an en-suite. There are glorious countryside views all around and a good size garden, the property has a fantastic integral garage and utility room.

The village of Yorkley has its own primary school, convenience stores & post office, public houses, doctors surgery, community centre and recreation ground, there are many woodland walks and cycle tracks right on the doorstep. Lydney is the nearest town with local shops and supermarkets, more doctors surgeries, pharmacies, a leisure centre, public houses and restaurants, a train station and many bus routes with easy access to nearby towns and cities.



Enclosed Entrance Porch:

Ceramic tiled floor, ceiling light, cloak hanging hooks, door to entrance hallway.

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.

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)

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:

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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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

Floor 0

Garage: 18'8" x 9'4" (5.71 x 2.86 m)

Entry: 4'3" x 3'11" (1.31 x 1.21 m)

Living Room: 13'8" x 14'1" (4.17 x 4.30 m)

Kitchen: 9'0" x 14'1" (2.76 x 4.31 m)

Dining Room: 6'10" x 14'0" (2.10 x 4.28 m)

Hallway: 4'11" x 11'3" (1.51 x 3.45 m)

Floor 1

Bedroom: 14'4" x 14'0" (4.38 x 4.28 m)

Bedroom: 11'6" x 13'11" (3.52 x 4.26 m)

Bedroom: 9'2" x 8'4" (2.80 x 2.55 m)

Bathroom: 6'11" x 5'3" (2.12 x 1.62 m)

Bathroom: 9'2" x 5'6" (2.80 x 1.69 m)

Landing: 2'3/4" x 8'9" (0.90 x 2.69 m)

Approximate total area⁽¹⁾

1258.73 ft²

116.94 m²

Reduced headroom

5.7 ft²

0.53 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

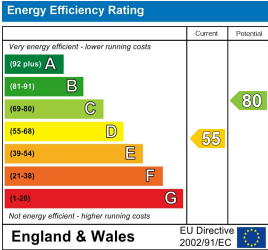
Calculations are based on RICS IPMS 3C standard.

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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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