



## 3 Barnett Way

Lydney, GL15 5FS

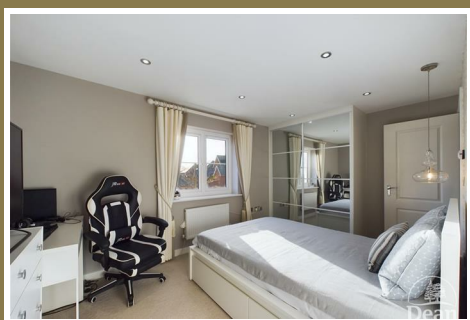
£379,950



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to present for sale this perfect FOUR BEDROOM DETACHED family home situated in the desirable town of Lydney. This spacious home has to offer a lounge with bi-fold doors leading to the garden, an upgraded modern kitchen with a kitchen island, a separate dining room, and a cloakroom on the ground floor. To the first floor you will find a master bedroom benefitting from an en-suite, two double bedrooms, a single bedroom and a family bathroom.

This property sits in a great location where there really is something for everyone! There is Lydney train station 3.2 miles away with fantastic transport links. There are multiple primary schools and secondary schools to choose from. Lydney town center is filled with cafes, boutiques, doctor surgeries, dentist, free houses and many more!

BOOK YOUR VIEWING NOW!



Approached via a composite door into:

**Entrance Hallway:**

UPVC double glazed front door, tiled flooring, alarm control panel, double panelled radiator, understairs storage, smoke alarm, power and lighting.

**Living Room:**

Double panelled radiator, upvc double glazed bifold doors to garden, tv point, internet point, power and lighting.

**Dining Room:**

UPVC double glazed window, double panelled radiator, power and lighting.

**Kitchen:**

An upgraded modern kitchen comprising of a range of base, wall and drawer units, fitted fridge/ freezer, integrated dishwasher, AEG induction hob, extractor hood, AEG double oven, double panelled radiator, 1.5 bowl sink unit, power and lighting.

**Utility Room:**

Ideal boiler, fitted base units, sink, upvc double glazed door to side, extractor fan.

**Cloakroom:**

Half tiled cloakroom, wc, pedestal sink, heated towel rail, upvc double glazed window, mains consumer unit, lighting.

**Stairs leading up to:**

**Bedroom Four:**

UPVC double glazed window, double panelled radiator, power and lighting.

**Bedroom Three:**

UPVC double glazed window, double panelled radiator, power and lighting.

**Bedroom Two:**

UPVC double glazed windows, double panelled radiator, fitted wardrobes with sliding mirrored doors, power and lighting.

### Bedroom One:

UPVC double glazed window, double panelled radiator, tv point, fitted wardrobes with sliding mirrored doors, power and lighting.

### En-Suite:

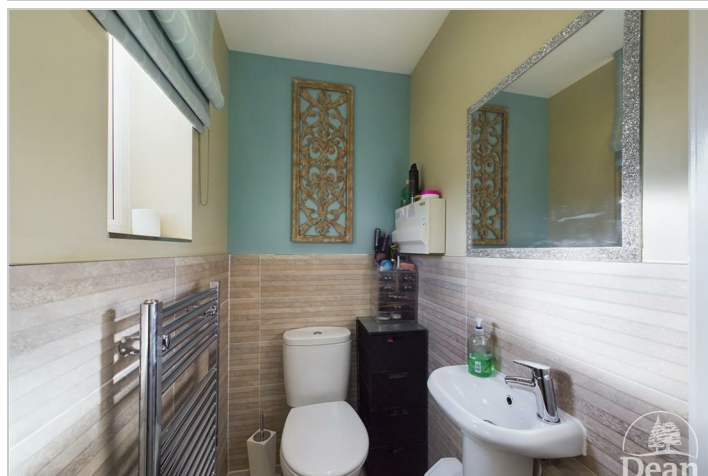
Fully tiled floor and walls, vanity sink unit, walk in shower with glass screen, WC, heated towel rail, UPVC double glazed window, extractor fan, lighting.

### Outside:

Landscaped rear garden benefiting from patio area, bushed and flowered boundaries and lawned section. To the front is parking for multiple vehicles and front garden filled with a range of bushes.

### Garage:

Up and over door, power and lighting.



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 Property – 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.

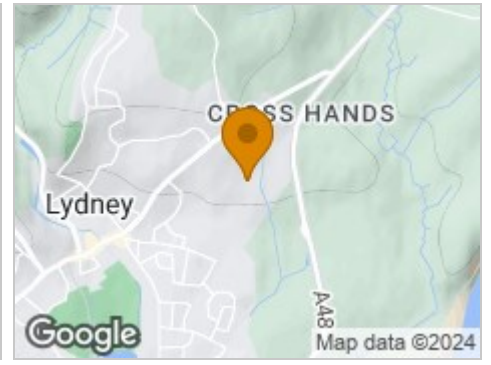
## Road Map



## Hybrid Map



## Terrain Map



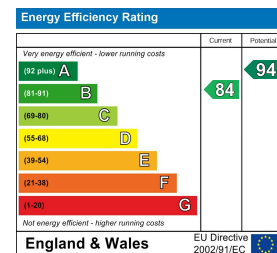
## Floor Plan



## 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.