



## 7 Grove Park

Whitecroft, Lydney, Gloucestershire, GL15 4SS

£375,000



Dean Estate Agents offer for sale this recently extended three bedroom house with the most impressive ground floor extension to the rear providing further space off the kitchen/dining room. The newly built family room boasts an impressive 'Lantern' style roof light and floor to ceiling windows to the rear allowing plenty of light.

Whilst the kitchen was spacious leading off to the dining area, this new additional room opens up the whole of the ground floor for family living room. The lounge remains separate from the rear as does the spacious utility room.

Throughout the property one will find a contemporary theme, extremely clean and tidy and in what some may call showhome condition. Plenty of parking and within moments walking distance of woodland. Take a look at the virtual tour and then book your viewing, must be seen to be appreciated.



**Entrance:**  
4'4" x 3'7" (1.34m x 1.11m)

Approached via a composite entrance door with outside light.

**Entrance Hall:**  
6'5" x 4'9" (1.98m x 1.46m)

With radiator, stairs to first floor, BT point, smoke alarm, luxury vinyl flooring, door to lounge.

**Cloakroom:**  
3'8" x 2'11" (1.13m x 0.89)

With W.C., corner wash hand basin, mosaic tiled splash backs, luxury vinyl flooring, UPVC double glazed window, mains consumer unit, heated towel rail.

**Lounge:**  
15'10" x 11'6" (4.83m x 3.53m)

Front aspect with UPVC double glazed window, electric flame effect fire with surround, under stairs storage cupboard, folding oak effect doors to kitchen/dining room. TV aerial point and radiator.

**Kitchen/Dining Area:**  
18'9" x 29'11" (5.72m x 9.13m)

Fitted modern kitchen comprising of wall and base units, worktop surfaces, integrated fridge & freezer, integrated electric double oven, gas hob, sink unit with mixer tap, ceiling spotlights, tiled splash backs, radiator, recess ceiling lights in the dining area, leads through to the newly built family room.

**Family Room:**  
21'0" x 8'2" (6.41m x 2.49m)

The most impressive room with a Lantern Skylight, full length UPVC double glazed bay windows to the rear, UPVC double glazed windows to the side, radiator and UPVC double glazed door to outside.

**Utility Room:**  
12'5" x 8'3" (3.80m x 2.54m)

The most spacious utility room with plumbing for a washing machine and dishwasher, sink unit with flexi tap, worktop surfaces, recess ceiling lights, radiator, base and wall units, UPVC double glazed windows to side and rear aspects.

**Landing:**  
2'9" x 6'2" (0.84m x 1.89m)

Access to loft space and smoke alarm, power point, UPVC double glazed window to side aspect. Airing cupboard with Ideal gas boiler.

**Bedroom One:**  
10'5" x 11'8" (3.18m x 3.58m)

Front aspect with UPVC double glazed window, radiator, wardrobe and door to en-suite.

**En-Suite Shower Room:**  
3'4" x 4'8" (1.04m x 1.44m)

With WC, vanity wash hand basin, shower cubicle with thermostatic shower, tiled walls, heated towel rail, extractor fan, UPVC double glazed window, illuminated mirror.

### Bedroom Two:

8'3" x 8'8" (2.52m x 2.65m )

Rear aspect with UPVC double glazed window and radiator.

### Bedroom Three:

9'5" x 6'2" (2.89m x 1.88m)

Rear aspect with UPVC double glazed window and radiator.

### Bathroom:

6'4" x 5'6" (1.94m x 1.70m)

A contemporary shower room with sink unit, concealed cistern WC, mosaic tiled splash backs, shower cubicle with thermostatic shower and aqua panelled walling, large illuminated mirror, heated towel rail, extractor fan and UPVC double glazed window.

### Garage:

With electric roller door, power and lighting, internal door to accommodation.

### Outside:

To the front of the property one will find a hedged boundary, off road parking leading to the enclosed parking area which the current owner parks a motorhome here. There is a side path to the right side of the house leading to the rear gardens as of course does the left side.

The rear gardens comprise of an Indian sandstone patio and paths, fenced boundaries, lower terrace lawns and views of woodland.



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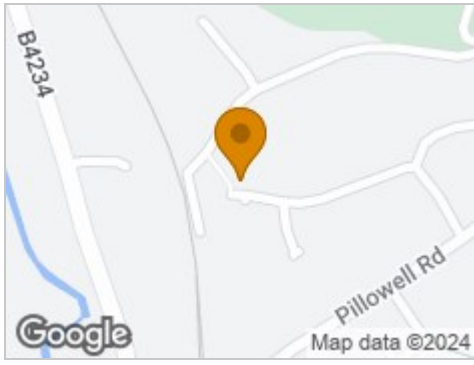
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before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

## Road Map



## Hybrid Map



## Terrain Map



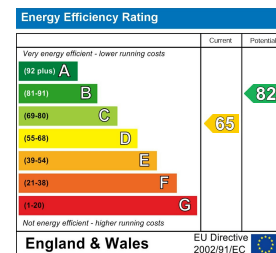
## Floor Plan



## 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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