



2 Minerva Walk , Lydney, GL15 5NT

£350,000



A well maintained Four/Five Bedroom House, in a Quiet Cul-De-Sac Location, backing on to fields. This much sought after area of Lydney is well positioned for easy access to the town center. The property consists of Lounge, separate dining room, kitchen, utility, downstairs WC, conservatory and study/bedroom five. On the first there are four further bedrooms with master bathroom ensuite and additional family bathroom. Enclosed rear garden and off road parking to the front.



Entrance Porch;

Fully enclosed with UPVC door.

Hallway;

4'0" x 5'0" (1.22m x 1.54m)

Half glazed door, radiator, ceiling light, stairs to first floor and door to lounge.

Lounge;

16'0" x 11'8" (4.88m x 3.58m)

Window to the front, wood effect laminate flooring, radiator, and door to dining room.

Dining Room;

9'0" x 9'10" (2.75m x 3.01m)

Wood effect laminate flooring, radiator, french door to conservatory, and doorway to kitchen.

Conservatory;

11'1" x 8'11" (3.38m x 2.72m)

French doors leading to patio area, wood effect laminate flooring, windows overlooking rear garden and radiator.

Kitchen;

9'6" x 8'4" (2.91m x 2.56m)

A range of matching base wall and drawer units, built in electric oven, four burner gas hob with extractor over, window to rear, stainless steel sink and drainer, radiator, tiled flooring, understairs storage cupboard.

Utility Room;

5'1" x 4'9" (1.55m x 1.45m)

Plumbing for an automatic washing machine, additional space for tumble drier, tiled flooring and half glazed door to side access.

WC;

4'2" x 2'8" (1.28m x 0.82m)

Low level WC, wall mounted basin, half tiled walls, radiator and window to side.

Study/Bedroom Five;

15'2" x 7'8" (4.64m x 2.35m)

Window to front, wood effect laminate flooring, radiator and ceiling light.

Landing;

2'8" x 10'5" (0.83m x 3.20m)

Access to loft space and doors leading to all bedrooms and bathroom.

Master Bedroom;

11'11" x 11'11" (3.65m x 3.65m)

Window to front, fitted carpet, floor to ceiling built in wardrobes, radiator, over stairs storage cupboard, TV point and door to ensuite bathroom.

En-Suite;

5'5" x 8'0" (1.66m x 2.46m)

Window to front, large corner shower cubicle, low level WC, vanity basin unit with storage below, fully tiled walls, tile effect flooring and heated chrome ladder towel rail.

Bedroom Two;
11'3" x 8'11" (3.44m x 2.72m)

Window to rear, fitted carpet, radiator and ceiling light.

Bedroom Three;
10'5" x 6'11" (3.19m x 2.11m)

Window to rear, fitted carpet, radiator and ceiling light.

Bedroom Four;
7'5" x 7'4" (2.28m x 2.24m)

Window to rear, fitted carpet, radiator and ceiling light.

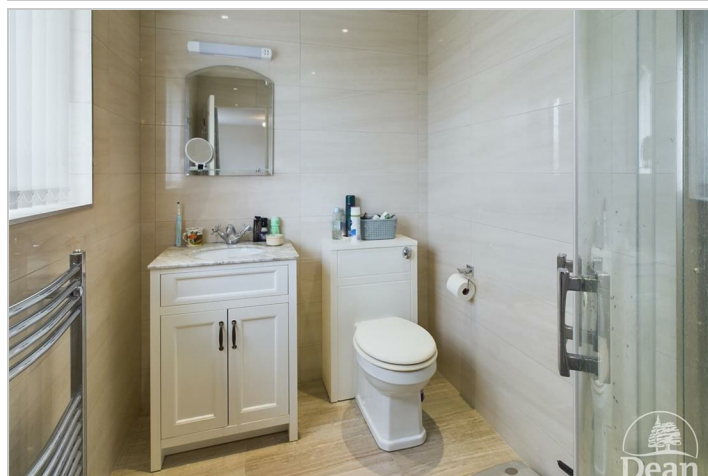
Bathroom;
6'5" x 8'2" (1.96m x 2.49m)

White bathroom suite with roll top bath, pedestal basin and low level WC, window to side, tile effect flooring, extractor fan, radiator, part tiled walls and linen cupboard.

Outside;

Tarmac driveway to the front and additional gravelled area. Side access to rear garden via garden gate.

Secluded rear garden with lower patio area. Steps to lawned garden with mature plants and shrub borders, leading to a rear decked area with garden shed.



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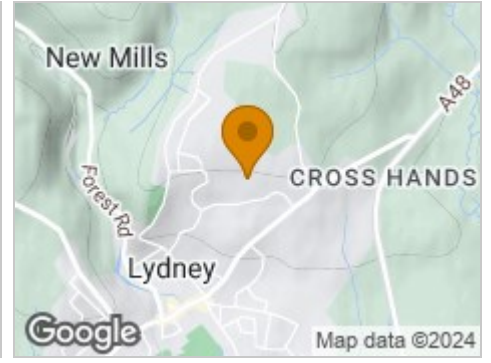
Road Map



Hybrid Map



Terrain Map



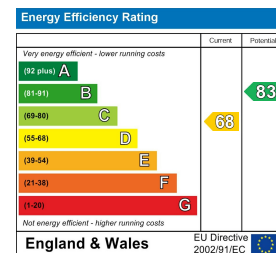
Floor Plan



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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