



## 18 Archers Hall Place

Lydney, GL15 5FE

£450,000



Dean Estate Agents offer for sale this 'Showhome Condition' four bedroom detached property with detached garage and the most super terrace and family garden. The current owner has invested significantly into creating a fully useable enclosed garden with a large decking area and a lower patio area, a very social garden. The property is also located on a private road with several detached properties having sole use. Internally, the rooms are all spacious, the bedrooms all double in size. The master bedroom hosts built in wardrobes and an en-suite shower room. The Lounge enjoys a dual aspect with plenty of light through the three windows. The Kitchen/dining/family room is stunning, contemporary in design yet thoughtfully planned to allow for a living area with views out onto the gardens. The detached garage is a good size with a further garden to the right side and parking for 2 vehicles.

Take a look at the Virtual tour and photographs, we suggest you won't find a better example of a well presented family home for this price range or location, must be viewed.



#### Entrance;

Approached via a composite entrance door and outside light.

#### Entrance Hall;

6'5" x 12'6" (1.97m x 3.82m)

Stairs to 1st floor, radiator, understairs storage cupboard, smoke alarm and thermostat for central heating system.

#### WC;

6'6" x 3'8" (2.00m x 1.12m)

With floating WC, wash hand basin, radiator, mirror, extractor fan and tiled flooring.

#### Kitchen/Dining/Living Room;

11'6" x 24'8" (3.51m x 7.54m)

The most stunning room being rear aspect with contemporary base units, drawers, wall cupboards, worktop surfaces, gas hob with extractor hood over, electric double oven, sink unit, UPVC double glazed window, integrated fridge freezer, integrated dishwasher, tiled flooring, double radiator. With large UPVC double glazed window to the front aspect, double doors to the rear gardens, tiled flooring and recess ceiling lights.

#### Utility Room;

6'5" x 5'5" (1.97m x 1.66m)

Plumbing for washing machine and tumble drier, worktop, sink unit, tiled flooring, extractor fan, UPVC double glazed window, mains consumer unit, radiator and cupboard housing the Ideal Logic gas boiler. Digital controls for the heating and hot water system.

#### Lounge;

11'8" x 20'11" (3.56m x 6.40m)

Dual aspect UPVC double glazed windows, two radiators, TV and BT points.

#### Landing;

Doors to all bedrooms, access to loft space, smoke alarm, UPVC double glazed window,

#### Bedroom One;

11'9" x 9'7" (3.60m x 2.93m)

Side aspect UPVC double glazed window, built in three door wardrobes, radiator and TV aerial point.

#### En-Suite Shower;

7'11" x 4'6" (2.42m x 1.38m)

A contemporary suite co-ordinated with the family bathroom comprising of a double shower cubicle, thermostatic shower and tiled walling, WC, floating wash hand basin, heated towel rail, UPVC double glazed window, tiled floor and walls, shaver point, extractor fan and recess ceiling lights.

#### Bedroom Two;

11'5" x 8'10" (3.48m x 2.71m)

UPVC double glazed window with dual aspects, radiator, built in wardrobes and TV aerial point.

#### Bedroom Three;

10'2" x 8'11" (3.12m x 2.74m)

UPVC double glazed windows to front aspect, radiator and TV aerial point.

### Bedroom Four;

9'11" x 9'1" (3.03m x 2.78m )

Rear aspect with UPVC double glazed window having views to the River Severn and beyond, radiator and TV aerial point.

### Family Bathroom;

11'3" x 6'3" (3.45m x 1.91m)

A contemporary bathroom with WC, floating wash hand basin, bath with thermostatic shower, tiled floors and walls, UPVC double glazed window, heated towel rail, extractor fan, shaver point and recess ceiling lights,

### Outside;

To the front of the property, one will find access via the

private road leading to several houses, off road private parking for 2 cars, garage, enclosed gardens to the side of the garage, front gardens with hedged boundary, outside light and gated side access to the rear gardens.

Garage: With up and over door, power and lighting.

The rear gardens benefit from a landscaped project including a vast decking area for seating and enjoyment of the garden, outside lights, tap and steps down to the lower patio area being fully enclosed.

### Agents Note;

As with most new developments, there is a management service charge due payable and is currently £xxxx per annum.



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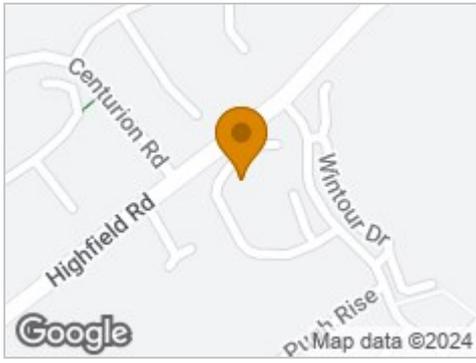
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before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

## Road Map



## Hybrid Map



## Terrain Map



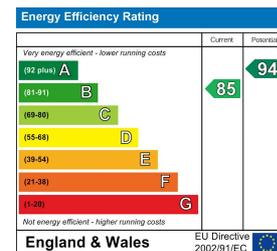
## Floor Plan



## 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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