



## 18 Archers Hall Place

Lydney, Gloucestershire, GL15 5FE

Offers Over £415,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are excited to offer for sale this SHOWHOME CONDITION family home 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 four bedrooms are all doubles, the master bedroom hosts built in wardrobes and an en-suite shower room. Downstairs the modern lounge enjoys a dual aspect with plenty of light through the three windows and the kitchen/dining/family room is stunning and 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 two vehicles.

Lydney is a friendly town with all the amenities you would need, primary and secondary schools, supermarkets, independent shops and cafes, doctors surgeries, pharmacies and parks.



Approached via a composite entrance door into:

#### Entrance Hallway:

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

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

#### Cloakroom:

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

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

#### Kitchen/Dining/Family 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.

#### First Floor Landing:

Doors to all bedrooms and bathroom, 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, TV aerial point and door to en-suite.

#### En-Suite:

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, W.C., floating wash hand basin, heated towel rail, UPVC double glazed window, tiled floor and walls, shaver point, extractor fan, 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, TV aerial point.

#### Bedroom Three:

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

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

**Family Bathroom:**

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

A contemporary bathroom with W.C., floating wash hand basin, bath with thermostatic shower, tiled floors & 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 two 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.

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.

**Garage:**

Up and over door, power & lighting.

**Agents Note:**

As with most new developments, there is a management service charge due payable and is currently £198.00 per annum.



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Road Map



Hybrid Map



Terrain Map



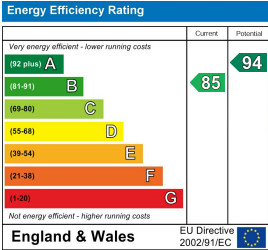
Floor Plan



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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