



## 9 Primrose Way

Lydney, GL15 5SQ

£280,000



Welcome to Primrose Way, Lydney, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

One of the standout features of this bungalow is the large rear garden, which presents an excellent opportunity for outdoor enjoyment, gardening, or simply unwinding in a tranquil setting. The garden is ready for your personal touch, whether you envision a vibrant flower bed or a serene space for alfresco dining.



### Entrance Hallway;

11'2" x 5'10" (3.42m x 1.79m)

UPVC double glazed door to front and radiator.

### Kitchen;

17'9" x 5'11" (5.43m x 1.82m)

A range of wall, base and drawer units, pantry, gas oven and four ring hob, white ceramic belfast sink, tiled flooring, window to rear, door to side, ceiling lighting and power points.

### Lounge/Dining Room;

20'2" x 13'3" (6.15m x 4.06m)

Wood burner fireplace, radiators, spot lights and UPVC double glazed patio doors to the rear garden.

### Bathroom;

6'3" x 5'3" (1.93m x 1.62m)

Bath with overhead shower, WC, vanity wash hand basin, radiator, UPVC double glazed window to side, tiled flooring, radiator and extractor fan.

### Bedroom Two;

11'10" x 10'3" (3.61m x 3.14m)

UPVC double glazed window to front and radiator.

### Bedroom Three;

7'6" x 8'7" (2.30m x 2.62m )

UPVC double glazed window to front and radiator.

### Stairs leading to first floor;

### Landing;

3'3" x 7'3" (1.01m x 2.23m)

Storage cupboard and airing cupboard housing boiler.

### Bedroom One;

11'11" x 14'10" (3.64m x 4.53m)

UPVC double glazed window to side, radiator, built in wardrobes and storage, ceiling fan and light.

### Outside;

Large enclosed garden with a range of patio and lawned areas. Storage shed and wood store. Side access to rear garden from driveway.

Driveway for 3 vehicles, garage with power and lighting.



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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

Floor 0

Floor 1

**Approximate total area<sup>(1)</sup>**  
1039.07 ft<sup>2</sup>  
96.53 m<sup>2</sup>

**Reduced headroom**  
23.06 ft<sup>2</sup>  
2.14 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

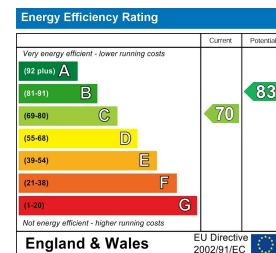
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

## 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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