



## Dean Valley Panorama Lydney Road

Yorkley, Lydney, GL15 4RR

£440,000



This is such a deceptive property in size with accommodation over three levels, including a ground floor sitting room, family bathroom, utility room, three bedrooms, one of which is the master bedroom with en-suite and a dressing room which could also be utilised as a children's bedroom/office. The first floor hosts a spacious lounge which is in addition to the lower ground floor sitting room, the lounge hosts super views as does the Balcony.

NOTE - The Worcester Oil Fired boiler was fitted in 2023 and the upper floor en-suite shower was re-tiled in 2023.

The property is located in a sought after village near to the local primary school, there are amazing views to the rear and a balcony soaking up those views leading off the lounge.



#### Entrance Lobby;

4'11" x 6'11" (1.52m x 2.12m)

Approached via a newly fitted composite door with obscured double glazed panel and laminate flooring. Smoke alarm which is mains powered and battery back up.

#### Rear ground floor Sitting Room;

12'5" x 8'11" (3.79m x 2.74m)

With views over farmland and the Forest of Dean via UPVC double glazed doors and windows, laminate flooring, radiator.

#### Bathroom;

8'10" x 8'4" (2.71m x 2.56m)

Family bathroom with a large bath incorporating seating, rainfall shower and further mixer tap shower, tiled walls, heated towel rail, tiled floor, vanity wash hand basin, storage cupboards, UPVC double glazed window, mirrored medicine cabinet.

#### Utility Room;

12'7" x 10'2" (3.86m x 3.11m)

Rear aspect with tiled flooring, Worcester oil boiler, plumbing for washing machine, Belfast sink, work surfaces, wall cupboards.

#### Bedroom Two;

10'11" x 10'4" (3.33m x 3.17m)

Front aspect UPVC double glazed window, built in wardrobes, radiator.

#### Master Bedroom;

7'6" x 9'5" (2.31m x 2.89m)

Rear aspect with radiator, UPVC double glazed

window, built in triple door wardrobes, fitted shelving, coved ceiling.

#### Dressing Room/Study;

Rear aspect UPVC double glazed window, radiator and door to En-Suite.

#### En-Suite;

7'5" x 4'0" (2.28m x 1.22m)

Side aspect with UPVC double glazed window, vanity wash hand basin unit, WC, shower tray with thermostatic shower, tiled flooring, extractor fan, shaver point and light.

From the ground floor one will find stairs leading to the first floor. Smoke alarms which is mains powered and battery back up.

#### Kitchen;

10'10" x 12'7" (3.31m x 3.85m)

Front aspect with base units, plumbing for dishwasher, electric hob, electric double oven, sink unit, UPVC double glazed window, laminate flooring, opening through to the lounge.

#### Lounge;

10'9" x 26'8" (3.28m x 8.13m)

Rear aspect with views, double glazed windows, sliding UPVC double glazed patio doors, doors onto the balcony, radiators.

#### Office;

10'10" x 10'5" (3.31m x 3.18m)

Front aspect UPVC double glazed window, radiator, stairs to upper floor, coved ceiling, ample power points.



From the office are stairs to the upper floor.

### Bedroom Three;

9'7" x 20'0" (2.94m x 6.10m)

Triple velux roof windows, radiator, recess ceiling lights, smoke alarm which has mains power and battery back up.

### En-Suite;

9'5" x 6'2" (2.89m x 1.89m)

With WC, twin wash hand basins, circular wall mirrors, radiator, velux roof window, extractor fan, walk in shower cubicle having tiled walls, electric shower and folding shower door.

### Outside;

To the front of the property one will find enclosed gardens, off road parking for several vehicles, outside lights to the front and rear, water tap to the side aspect. The rear gardens are enclosed and laid to lawn with the most fantastic views across the Forest of Dean

Detached Tandem Garage: with opening door, power, lighting and window.

Balcony: A decked balcony leading from the lounge and providing views across the surrounding area.



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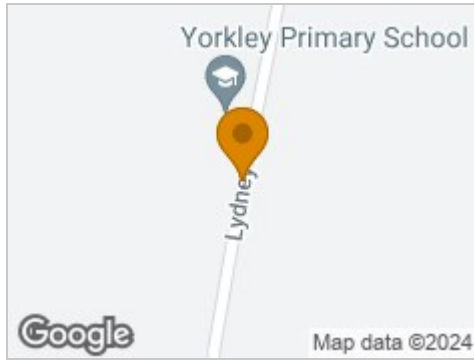
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

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

**Floor 0**

**Floor 1**

**Floor 2**

**Approximate total area<sup>(1)</sup>**

1554.95 ft<sup>2</sup>  
144.46 m<sup>2</sup>

**Reduced headroom**

65.77 ft<sup>2</sup>  
6.11 m<sup>2</sup>

(1) Excluding balconies and terraces

⊞ Reduced headroom (below 1.5m/4.92ft)

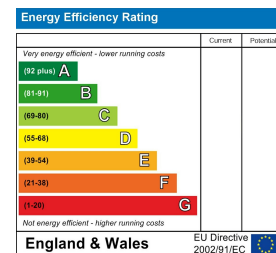
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## 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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