



## 43 Beauchamp Meadow , Lydney, GL15 5NS

£365,000



Located on a private driveway is this four bedroom detached house with a very private garden, en-suite to the master bedroom, lounge, dining room, cloakroom, kitchen/breakfast room, utility area, family bathroom and garage. No on-going chain and we have the leys for viewing.



#### Entrance Hall;

13'5" x 3'1" (4.10m x 0.96m)

With panelled door and outside light providing access, coved ceiling, radiator, stairs to first floor, smoke alarm, door to garage.

#### Lounge;

17'10" x 11'10" (5.44m x 3.62m)

Front aspect with UPVC double glazed square bay window, radiator, coved ceiling, dado rail, smoke alarm, gas living flame fire with surround.

#### Dining Room;

10'7" x 8'9" (3.24m x 2.68m)

Rear aspect with patio doors to the garden, radiator and coved ceiling.

#### Kitchen;

10'9" x 11'2" (3.28m x 3.42m)

Rear aspect with base units, wall cupboards, worktop surfaces and tiled splash backs. Integrated Stoves electric double oven with electric hob over and extractor fan. UPVC double glazed windows, radiator, coved ceiling, plumbing for washing machine and dishwasher.

From the kitchen is an open utility area with side door to outside.

#### Cloakroom;

With WC, wash hand basin, UPVC double glazed window, radiator, coved ceiling and wall cupboard.

From the Entrance Hall is a staircase to the first floor landing:

#### Landing;

3'7" x 8'0" (1.10m x 2.44m)

With coved ceiling, UPVC double glazed window to the side aspect, radiator and airing cupboard with hot water tank, access to loft space and coved ceiling.

#### Bedroom One;

9'2" x 12'11" (2.80m x 3.95m)

Front aspect with twin UPVC double glazed windows, radiator, coved ceiling, built in wardrobes with four mirrored doors.

#### En-Suite;

5'2" x 6'7" (1.59m x 2.03m)

With a shower cubicle hosting an electric shower, tiled walls, vanity wash hand basin unit, WC, mirrored medicine cabinet, coved ceiling, radiator, wall mirror and shaver point. UPVC double glazed window.

#### Bedroom Two;

10'5" x 10'2" (3.18m x 3.11m)

Front aspect with UPVC double glazed window, radiator, coved ceiling and built in double wardrobe.

#### Bedroom Three;

11'9" x 7'7" (3.59m x 2.33m)

Rear aspect with UPVC double glazed window, radiator and coved ceiling.

### Bedroom Four;

7'4" x 9'0" (2.26m x 2.75m)

Rear aspect with UPVC double glazed window, coved ceiling and radiator.

### Bathroom;

5'10" x 6'6" (1.80m x 1.99m)

Coloured suite comprising of bath with mixer tap shower, WC, wash hand basin, radiator, UPVC double glazed window, extractor fan and large wall mirror. Coved ceiling and partial tiled walling.

### Outside;

The property is approached via a private driveway

with hedging to the left side. Off road parking for 2 vehicles, lawned gardens with hedged boundaries, outside light and side path to the rear gardens.

To the rear one will find private, enclosed gardens with fenced boundaries, outside tap, patio, an abundance of shrubs and seasonal flowering plants.

### Garage:

With metal up and over door, power and lighting, door to entrance hall. Door to boiler cupboard housing the Glow Worm gas boiler and shelving.



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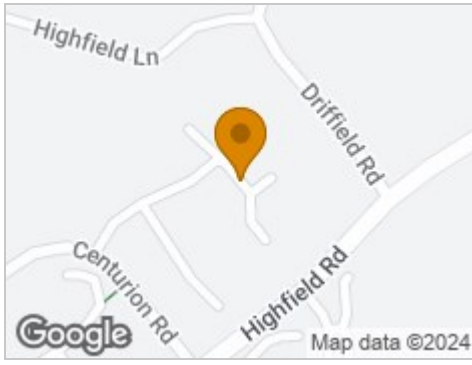
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before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

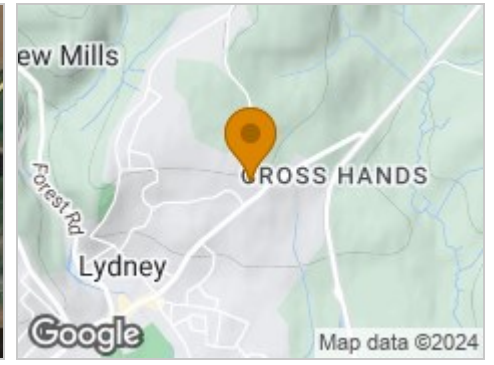
## Road Map



## Hybrid Map



## Terrain Map



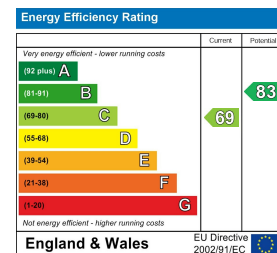
## Floor Plan



## 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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