



Woodpeckers Oak Oaklea Road

Yorkley, Lydney, GL15 4RU

£340,000



Located opposite a grass area with trees is this three-bedroom detached house with a sizeable car-port, oil central heating, double glazed windows, conservatory, open plan kitchen, dining room and lounge. Enclosed, private rear gardens with off road parking and within moments walking distance of woodland.



Approached via a UPVC double glazed entrance porch with double glazed windows, wall light and door to the entrance hall.

Entrance Hall;

Stairs to first floor, panelled walling, radiator, UPVC double glazed window.

Lounge;

11'8" x 11'11" (3.58m x 3.64m)

Front aspect with UPVC double glazed window, wood burner, wood flooring, coved ceiling, radiator and door to entrance hall.

Dining Area;

5'10" x 8'11" (1.78m x 2.74m)

Rear aspect with coved ceiling, wood flooring, sliding double glazed door to the conservatory, track spotlighting.

Conservatory;

8'8" x 12'4" (2.65m x 3.77m)

With wood flooring, double glazed windows, wall lights, sliding double glazed door to outside, two double power points.

Kitchen;

5'10" x 8'11" (1.78m x 2.74m)

Fitted kitchen comprising of base units, wall cupboards, sink unit, plumbing for dishwasher, electric cooker point, tiled flooring, UPVC double glazed window, extractor hood with light, radiator, Worcester oil boiler, mains consumer unit, opening through to the dining area.

Side Utility Room;

9'1" x 6'1" (2.79m x 1.87m)

With tiled flooring, UPVC double glazed windows, double glazed door to outside, plumbing for washing machine, door to kitchen.

From the entrance hall, stairs lead to the first floor.

Landing;

8'8" x 5'6" (2.66m x 1.69m)

Access to bedrooms, UPVC double glazed window to side aspect, airing cupboard.

Shower Room;

5'5" x 9'8" (1.67m x 2.96m)

With walk in double size shower cubicle, sliding door, heated towel rail, wash hand basin, WC, UPVC double glazed window, extractor fan.

Bedroom One;

11'9" x 10'7" (3.59m x 3.25m)

Front aspect with UPVC double glazed window, wood flooring, radiator.

Bedroom Two;

11'8" x 7'9" (3.57m x 2.37m)

Rear aspect with UPVC double glazed window and radiator.

Bedroom Three;

8'10" x 6'11" (2.71m x 2.11m)

Front aspect with radiator, wood flooring and UPVC double glazed window.

Outside;

To the front of the property there is off road private parking approached via metal gates, patio front gardens to the front and enclosed gardens to the right hand side with artificial grass, summer house and shed.

The right side of the property also hosts a car port and side access to the utility room.

Fenced boundaries to the rear and further grounds.



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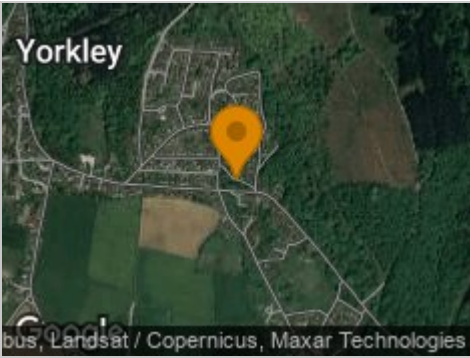
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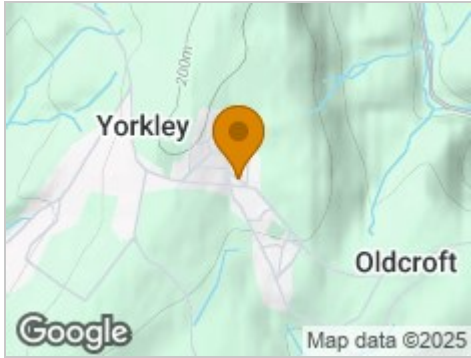
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area⁽¹⁾

1002.77 ft²
93.16 m²

Reduced headroom

15.07 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

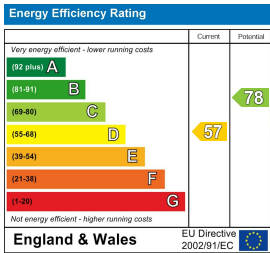
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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