



Woodpeckers Oak, Oaklea Road

Yorkley, Lydney, Gloucestershire, GL15 4RU

£325,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are thrilled to present to the market this fantastic family home located in a rural location in the village of Yorkley. The detached house benefits from three bedrooms upstairs with bathroom with walk in shower. Downstairs there are two reception rooms including a spacious lounge with a woodburner and a conservatory overlooking the garden, a modern kitchen/dining room and separate utility room. Outside there is an enclosed, private sunny rear garden with patio and space for seating, gated access into the block paved driveway leads to a sizeable car port.

The village of Yorkley has its own primary school, convenience stores & post office, public houses, doctors surgery, community centre and recreation ground, there are many woodland walks and cycle tracks right on the doorstep. Lydney is the nearest town with local shops and supermarkets, more doctors surgeries, pharmacies, a leisure centre, public houses and restaurants, a train station and many bus routes with easy access to nearby towns and cities.



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

Entrance Hallway:

Stairs to first floor landing, 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 hallway.

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.

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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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

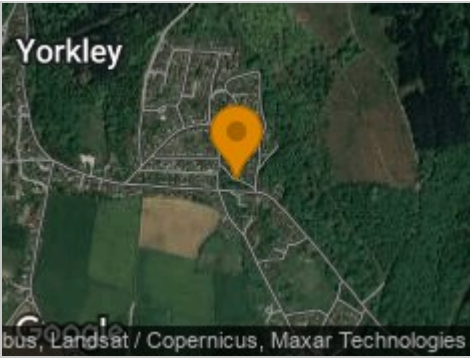
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



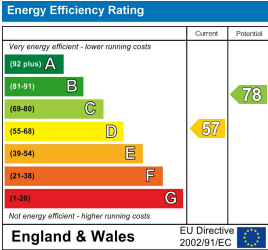
Floor Plan



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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