



## 29 Butlers Mead

Blakeney, GL15 4EH

£285,000





Located on the most sought after Butlers Mead development in Blakeney, is this three bedroom semi-detached house with garage. The property is very well presented and benefits from a garage, conservatory, kitchen to the rear, en-suite shower room, lounge to the front and three bedrooms with a bathroom to the first floor.

The gardens are meticulously maintained and offer open views across school fields and neighbouring countryside. The garage is located to the left side of the two houses with parking for at 2 least cars.

This property must be viewed to appreciate the location and overall condition. A very clean example of a well maintained home.



Approached Via Wooden Door into:

**Entrance Hallway:**

4'3" x 3'10" (1.32m x 1.18m)

Power and lighting. Door to cloakroom and lounge.

**Cloakroom:**

4'2" x 3'10" (1.29m x 1.17m)

With WC, wash hand basin, radiator and extractor fan.

**Lounge:**

14'6" x 11'0" (4.42m x 3.37m )

Front aspect with twin windows to the front, double radiator, BT point, thermostat for central heating system, coved ceiling, smoke alarm, marble fireplace with living flame gas fire, tv aerial point and stairs to the first floor.

**Kitchen/ Diner:**

9'1" x 15'0" (2.79m x 4.59m)

Fitted kitchen comprising of base units with drawers, wall cupboards, solid wooden worktops, electric double oven, gas hob, ceramic sink unit with mixer tap, plumbing for washing machine, metro tiled walling, tiled flooring, double radiator, mains consumer unit, ceiling spotlights. Wall mounted gas fired boiler.

**Conservatory:**

8'5" x 13'10" (2.59m x 4.22m)

UPVC double glazed windows and doors, electric wall heater, tiled flooring, insulated conservatory roof, light and power points.

**First Floor Landing:**

10'11" x 2'9" (3.35m x 0.86m)

Access to insulated and boarded loft space, the loft also has power. The landing area provides doors to all bedrooms and bathroom, radiator.

**Bedroom One:**

9'6" x 8'9" (2.91m x 2.69m)

Front aspect with window to front, radiator, coved ceiling and BT point.

**En-suite:**

4'8" x 5'3" (1.43m x 1.61m)

With WC, wash hand basin, circular shower cubicle with electric shower and tiled walling, radiator, obscured window and shaver point.

**Bedroom Two:**

9'5" x 8'8" (2.89m x 2.66m )

Rear aspect with window to rear overlooking the rear gardens and fields beyond, radiator.

### Bedroom Three:

8'9" x 6'2" (2.69m x 1.88m)

Front aspect window and radiator.

### Bathroom:

6'2" x 6'2" (1.88m x 1.89m)

A white suite comprising of WC, wash hand basin, bath with mixer tap shower, radiator and window.

### Outside:

The front gardens comprise of lawns, pathway

to the entrance door, shrubs, iron railings, gated side access to the rear gardens.

To the rear of the property, one will find private, enclosed gardens with lawns, patio, garden shed with power, gravelled gardens, feature pond, outside tap and fenced boundaries.



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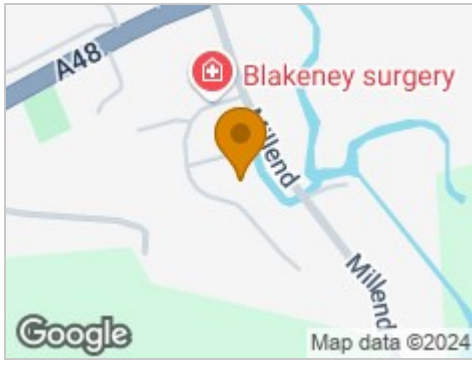
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## Road Map



## Hybrid Map



## Terrain Map



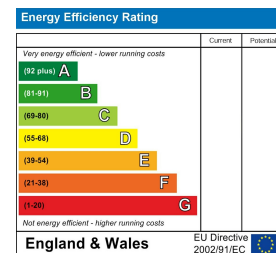
## Floor Plan



## 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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