



## 7 Herbert Howells Way

Lydney, GL15 5FP

£357,000



DEAN ESTATE AGENTS offer for sale this most super detached house with a large detached garage, stunning and attractive windows, large kitchen/dining room with doors to the gardens, three DOUBLE bedrooms with the master bedroom having an en-suite shower as well as a family bathroom. The house is located on a corner plot in a quiet no through road, a great location for this modern house.



Approached via a composite door to the entrance hall. Outside light and storm porch.

#### Entrance Hall;

6'10" x 7'6" (2.10m x 2.29m )

With stairs to the first floor, smoke alarm, radiator, luxury vinyl flooring, UPVC double glazed obscured windows either side of the entrance door and digital controls for the central heating system.

#### Cloakroom;

3'6" x 5'6" (1.09m x 1.69m)

With low level WC, wash hand basin, luxury vinyl tiled flooring, radiator, extractor fan.

#### Lounge;

10'7" x 18'9" (3.23m x 5.72m)

With a dual aspect having large and attractive UPVC double glazed windows to the front and side aspects, luxury vinyl tiled flooring, understairs cupboard, radiators, TV aerial point and ample power points.

#### Kitchen;

10'9" x 18'8" (3.30m x 5.71m)

With a large and attractive UPVC double glazed window to the front aspect, double glazed doors and windows to the rear, a very light and airy kitchen/dining room with base units, work surfaces, wall units, gas hob with extractor fan over, Siemens electric double oven, sink unit, integrated fridge freezer, integrated dishwasher, recess ceiling lights, radiators, door to utility room.

#### Utility Room;

3'7" x 5'1" (1.11m x 1.55m)

With plumbing for a washing machine, work surfaces, wall units, power and lighting.

#### Landing;

7'4" x 4'0" (2.25m x 1.24m)

UPVC double glazed window, access to loft space,

double power point, airing cupboard housing the Ideal Logic combination boiler.

#### Bedroom Three;

8'7" x 9'1" (2.64m x 2.79m)

Side aspect UPVC double glazed window overlooking the rear garden, built in double wardrobes, radiator.

#### Bedroom Two;

10'8" x 9'4" (3.27m x 2.87m )

Front aspect UPVC double glazed window, radiator and power points.

#### Bedroom One;

10'9" x 11'10" (3.29m x 3.63m )

Side aspect with UPVC double window, radiator, TV point and access to the en-suite shower room. Built in double wardrobes.

#### En-Suite;

10'9" x 4'8" (3.28m x 1.43m)

With WC, floating wash hand basin, heated towel rail, large shower cubicle with thermostatic shower and tiled walling, extractor fan, UPVC double glazed window.

#### Bathroom;

7'3" x 5'10" (2.23m x 1.79m)

Having a wash hand basin, WC, bath with shower, UPVC double glazed window,

#### Outside;

To the rear one will find private and enclosed gardens comprising of patio, lawns and a raised composite decking area to take advantage of the afternoon and evening sun. A side gate will lead to the off road parking area and large detached garage. There are side lawns with shrubs to the right side of the house.

Detached Garage: With up and over door, power and lighting, roof storage.





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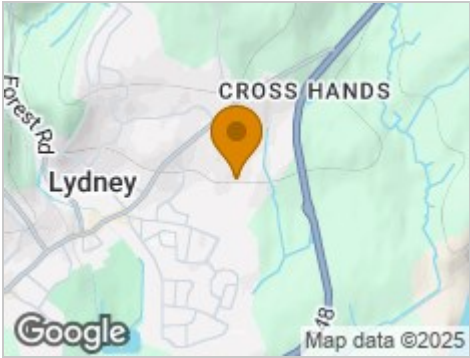
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area<sup>1)</sup>  
1046.68 ft<sup>2</sup>  
97.24 m<sup>2</sup>

(1) Excluding balconies and terraces

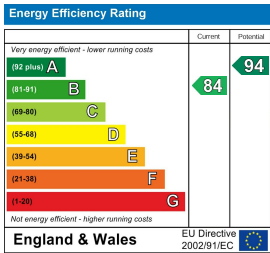
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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