



23 Ash Close

Lydney, GL15 5NE

£285,000



Dean Estate Agents are pleased to offer for sale this extended three-bedroom home benefitting from a rear double extension, located in a quiet cul-de-sac, no through road.

The enhanced accommodation comprises of a Lounge, Utility Room, large Kitchen/Dining/Family Room, a further playroom/office, three first floor bedrooms and a bathroom. Double glazed, gas central heating. The main bedroom having a walk in dressing room with two large windows.

Private enclosed gardens with a tree lined scenic outlook, off road private parking and a garage store area with a utility room occupying 60% approx. of the garage.

The property is located in a much sought after part of Lydney with easy commuting via M4 and M5, also within a two minute drive into Lydney Town & all main facilities which include Primary and Secondary Schools, Local Shops and Supermarkets, Banks, Restaurants and Public Houses, Sports Centre, Doctors Surgeries and Golf Course.



Approached via a covered entrance porch, UPVC double glazed door to the Entrance Hall.

Entrance Hall;

6'2" x 4'1" (1.90m x 1.26m)

With access to ground floor rooms, recess ceiling lights, radiator, stairs to the first floor, built in storage cupboard.

Lounge;

24'8" x 13'3" (7.54m x 4.05m)

Front aspect UPVC double glazed window, wall mounted electric fire, coved ceiling, opening through to the dining area.

Dining Area;

Rear aspect with radiator and sliding door to the playroom/office.

Utility/Cloakroom;

With WC, wash hand basin, base unit, wall cupboards, work surfaces, radiator, wall mounted gas boiler and extractor fan.

Kitchen/Dining/Family Room;

9'1" x 20'11" (2.78m x 6.40m)

A stunning room comprising of base units, worktop surfaces, wall units, sink unit, UPVC double glazed window, gas and electric cooker points, breakfast bar, plumbing for a dishwasher, pantry cupboard, recess ceiling lights, double radiator, double glazed opening doors and side panels to the rear garden.

Landing;

UPVC double glazed window, double power point, access to loft space and airing cupboard with hot water tank.

Bedroom Three;

8'2" x 6'7" (2.51m x 2.02m)

Front aspect with UPVC double glazed window, radiator.

Bedroom Two;

10'10" x 9'5" (3.32m x 2.88m)

Front aspect UPVC double glazed window, radiator, floor to ceiling built in mirrored wardrobes.

Bathroom;

5'4" x 6'8" (1.63m x 2.04m)

Rear aspect with bath, WC, wash hand basin, radiator with heated rail above, tiled floor and walls, electric shower above bath with shower screen, UPVC double glazed window.

Bedroom One;

11'6" x 9'5" (3.53m x 2.88m)

Rear aspect with an extended area creating a dressing room, twin UPVC double glazed windows to the rear, archway dividing the two rooms, radiator.

Outside;

To the front one will find off road parking, lawns,

an abundance of shrubs, hedged boundaries and access to the garage storage space. Please note that approximately 60% of the garage has been converted into a Utility Room. To the rear you will find an enclosed private garden with an Indian Sandstone patio, enclosed

with picket fencing, outside lights and door to the playroom/office, outside tap, steps down to the lower Indian Sandstone patio, there is also large under house storage area, lawns and all enclosed with panel fencing.



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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.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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



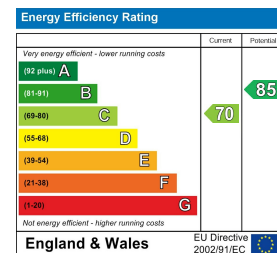
Floor Plan



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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