



## 4 Pinedale

Woolaston, Lydney, GL15 6PQ

£375,000



Dean Estate Agents offer this well appointed Extended Three Bedroom Detached Bungalow in the much sought after Village of Woolaston. The accommodation comprises; Entrance Hall, Spacious Lounge, Good Size Kitchen/Dining Room, Bathroom, Separate WC, Beautifully Manicured Front and Rear Garden, Garage and Off Road Parking, Countryside Walks on your Doorstep, Village Shop and Post Office, Viewing Highly Recommended



#### Entrance Hall;

Radiator, ceiling light, power point, doors to lounge and bedroom three.

#### Lounge;

18'9" x 11'1" (5.74m x 3.4m)

A spacious lounge having bay window to front with far reaching countryside views, two ceiling lights, radiator, fitted carpet, power points, door to:

#### Inner Hall;

Having wood effect laminate flooring, Nuair Drimaster unit, ceiling light, smoke alarm, storage cupboard, doors to bedroom one, two, shower room, WC, kitchen/dining room and storage cupboard.

#### Kitchen/Dining Room;

23'5" x 9'4" (7.14m x 2.87m)

A lovely light and airy room having a Velux window, window to side aspect, French doors, leading to the beautifully manicured landscaped garden, wood effect laminate flooring, a range of matching wall, base, drawer units and larder cupboard, single stainless steel sink and drainer, space and plumbing for automatic washing machine and dishwasher, built-under double electric oven with grill, four ring electric hob with extractor over, space for larder fridge/freezer, power points, recessed ceiling spotlights, radiator.

#### Bedroom One;

10'2" x 9'10" (3.1m x 3.02m)

A lovely room located at the back of the property. Window to rear aspect with views of the garden, wood effect laminate flooring, power points, ceiling light, radiator.

#### Bedroom Two;

11'3" x 8'7" (3.45m x 2.62m)

Wood effect laminate flooring, window to side

aspect floor to ceiling fitted triple door wardrobes, ceiling light, power points, radiator.

#### Bedroom Three;

8'9" x 8'7" (2.67m x 2.62m )

This room is located to the front of the property and is currently being used as a dressing room. Window to front aspect, ceiling light power points radiator.

#### Bathroom;

7'8" x 7'6" (2.36m x 2.29m)

Having a spacious double shower fully tiled with double sliding shower doors, extractor fan, window to side aspect, wash basin with vanity unit having ample storage cupboards under, ceramic tiled floor, wall mounted bathroom mirror with light, ceiling light, airing cupboard with wood slat shelving and radiator.

#### WC;

6'7" x 2'9" (2.01m x 0.84m )

Ceramic tiled flooring, part tiled walls, wall mounted wash basin, WC, window to side aspect, radiator, ceiling light.

#### Garage;

17'5" x 8'2" (5.33m x 2.49m )

A good size garage with up and over door to the front.

#### Outside;

The property is accessed via a driveway which lead to the garage. The Front garden is mainly laid to ornamental gravel with mature shrubs on the side border. From the top of the driveway is access to the rear garden. The rear garden has been beautifully planted with a variety of shrubs, flowers. The garden also benefits from having a patio and ornamental gravel making the garden low maintenance, there is a wooden garden shed too.



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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



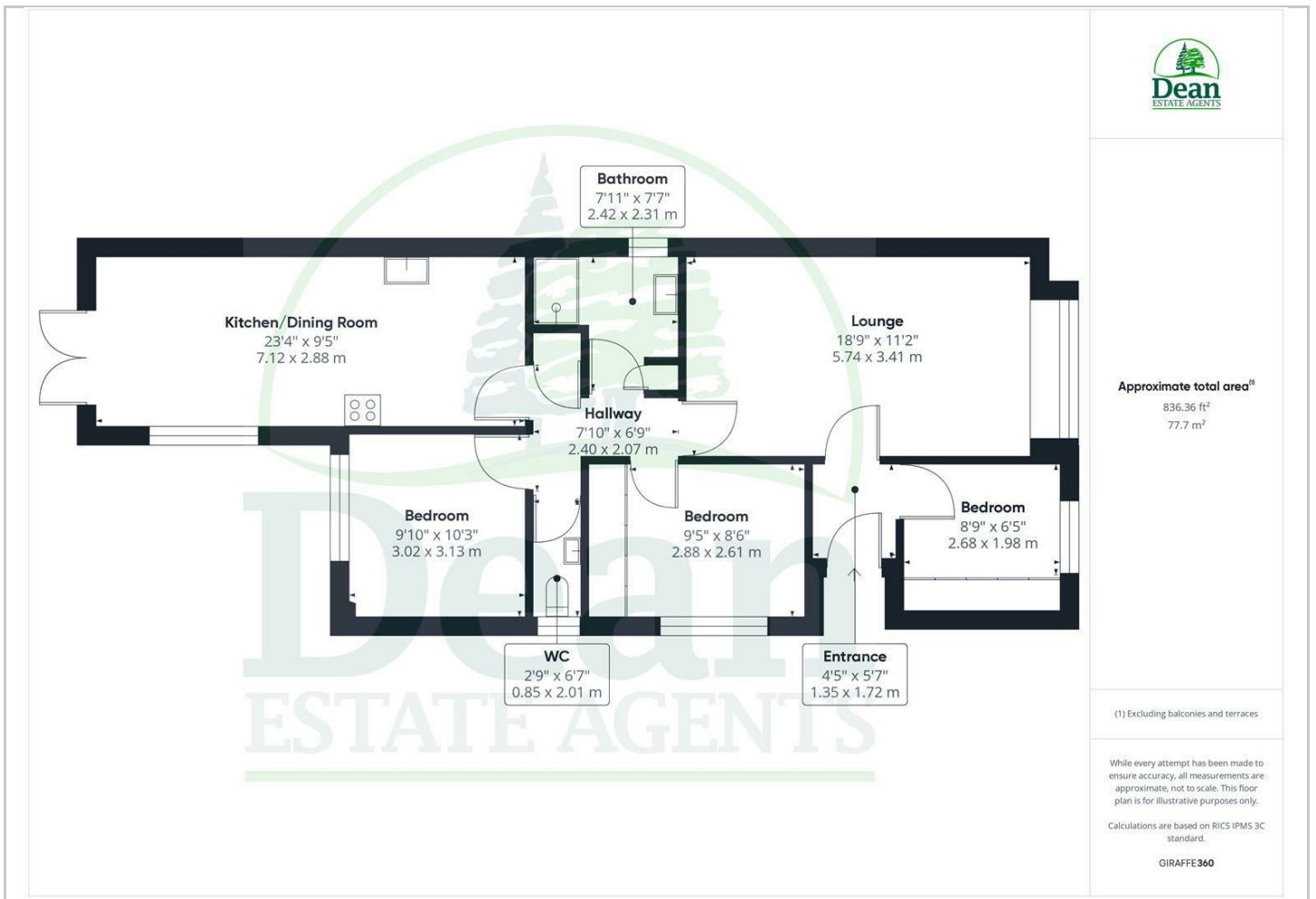
## Hybrid Map



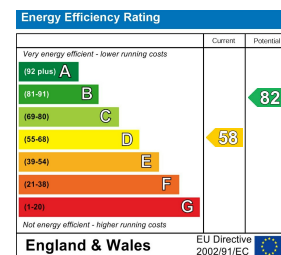
## Terrain Map



## Floor Plan



## Energy Efficiency Graph



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

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