



2 The Orchards

Woolaston, Lydney, GL15 6NQ

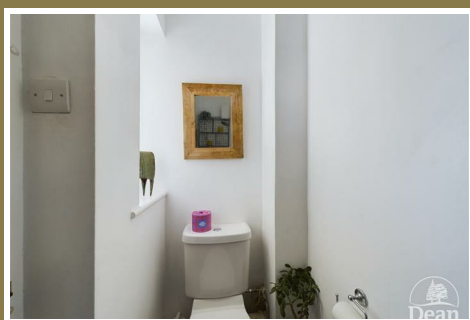
£435,000



VIEWING HIGHLY RECOMMENDED

This newly renovated 4 Bedroom Family Home offers spacious living throughout benefitting from a double aspect Living Room, separate Dining Room and Kitchen. Situated in a quiet cul-de-sac the property has plenty of off-road parking and a Double Garage.

Woolaston village has a shop within a 2 minute walk from this property, it also has two pubs, community hall, primary school, country walks and is only a 10 minute drive to Lydney which benefits from having a Train Station, Shops and Supermarkets, Banks, Restaurants and Public Houses, Sports Centre, Doctors Surgeries and Golf Course.



Kitchen;
8'9 x 12'10 (2.67m x 3.91m)

Newly fitted modern kitchen with integrated electric oven and dishwasher, electric 4 burner hob and overhead extractor hood. Single bowl drainer sink and large rear window.

Entrance Hallway;
10'8 x 6'4 (3.25m x 1.93m)

Electric heaters, Wi-Fi point and stairs to first floor.

Dining Room / Snug;
10'7 x 9'8 (3.23m x 2.95m)

Window to the rear, electric heater.

Living Room;
11'9 x 22'0 (3.58m x 6.71m)

Dual aspect living room with large bay window to the front and patio doors to the back, a wood burner.

Utility Room;
5'0 x 5'6 (1.52m x 1.68m)

Door out to the side of property with plumbing for washing machine.

Cloakroom;
3'4 x 5'7 (1.02m x 1.70m)
W/C, wash hand basin.

Landing;
11'9 x 2'10 (3.58m x 0.86m)
Loft access and airing cupboard.

Bedroom One;
10'9 x 12'5 (3.28m x 3.78m)
Window to the rear with door to en-suite.
Electric heater.

En-Suite;
6'11 x 5'11 (2.11m x 1.80m)
Walk-in rainfall shower, fitted sink unit with storage, WC and electric towel radiator.

Bedroom Two;
11'8 x 10'9 (3.56m x 3.28m)
Front aspect, electric heater.

Bathroom;
6'10 x 5'2 (2.08m x 1.57m)
Bath with shower head attachment, wash hand basin and WC.

Tel: 01594 368202

Bedroom Three;

11'8 x 10'10 (3.56m x 3.30m)

Rear view of garden, electric heater.

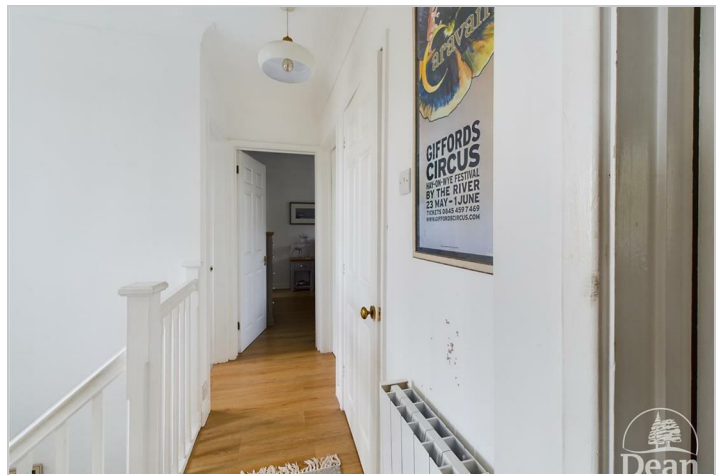
Bedroom Four;

8'7 x 9'2 (2.62m x 2.79m)

Rear view of garden, electric heater.

Outside;

Open lawn to front, side access, outside light and water, enclosed private rear garden with mature shrubs and lawn and gate to drive and parking area.



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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



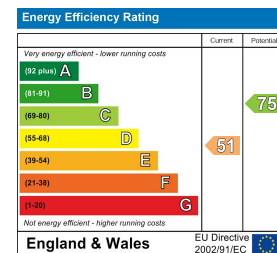
Floor Plan



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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