



2 The Orchards

Woolaston, Lydney, GL15 6NQ

£420,000



VIEWING HIGHLY RECOMMENDEDSOLAR PANELS***DOUBLE GARAGE***

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.

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.

Map data ©2025 Google

Floor 0 Building 1	Floor 1 Building 1	Approximate total area⁽¹⁾ 1442.79 ft² 134.04 m² Reduced headroom 0.32 ft² 0.03 m²
Floor 0 Building 2		(1) Excluding balconies and terraces Reduced headroom Below 5 ft/1.5 m While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard. GIRAFFE360

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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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