



## 19 Beauchamp Meadow

Lydney, GL15 5NS

£350,000





Nestled in the charming area of Beauchamp Meadow, Lydney, this delightful detached house offers a perfect blend of comfort and style. With four generously sized bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families seeking space and privacy.

The home boasts two well-appointed reception rooms, providing ample space for both relaxation and entertaining. The separate dining room is perfect for hosting dinner parties or enjoying family meals together. The property is situated on a desirable corner plot, enhancing its appeal and providing a sense of openness.

Gas central heating ensures a warm and inviting atmosphere throughout the year, making this residence a cosy retreat. Additionally, the property features parking for up to three vehicles, a valuable asset in today's busy world. This house is not just a place to live; it is a home where memories can be made. Don't miss the chance to make this lovely property your own.

The property is sold with no chain and subject to receiving a Grant of Probate (which has been applied for).



Approached via a covered entrance porch with light.

**Entrance Hall;**  
12'9" x 2'10" (3.91m x 0.88m)

With stairs to the first floor, under stairs storage cupboard, thermostat for central heating, doors to the lounge, cloakroom and kitchen.

**Cloakroom;**  
6'2" x 1'10" (1.89m x 0.58m)

With WC, wash hand basin, radiator, UPVC double glazed window, laminate flooring.

**Lounge;**  
18'1" x 11'2" (5.53m x 3.41m)

Front aspect with walk in UPVC double glazed 'square bay' window, coved ceiling, living flame gas fire, two radiators, double doors to dining room.

**Dining Room;**  
9'8" x 9'11" (2.95m x 3.04m)

Rear aspect with wood flooring, coved ceiling, UPVC double glazed doors to the rear garden and door to the kitchen.

**Kitchen/Breakfast Room;**  
24'2" x 15'8" (7.37m x 4.79m)

Rear aspect with fitted base and wall units, ceramic tiled flooring, UPVC double glazed window, UPVC double glazed doors to the rear gardens, sink unit, coved ceilings, radiator, electric

cooker point, ample power points and ceiling spotlights.

**Utility Room;**  
4'10" x 7'10" (1.48m x 2.41m)

With plumbing for a washing machine, sink unit, worktops, wall cupboards, tiled flooring, coved ceiling. UPVC double glazed door to the side aspect.

**Landing;**  
3'8" x 13'5" (1.14m x 4.10m)

Access to insulated loft space, power point, airing cupboard with hot water tank.

**Bedroom One;**  
11'4" x 12'0" (3.46m x 3.68m)

Front aspect with Twin arch effect UPVC double glazed windows, two separate mirrored built in wardrobes, radiator.

**En-Suite;**  
5'6" x 5'5" (1.69m x 1.67m)

With WC, wash hand basin, shower cubicle, shaver point, recess ceiling lights, arch UPVC double glazed window.

**Bedroom Two;**  
11'1" x 9'0" (3.40m x 2.76m)

Rear aspect with UPVC double glazed window, radiator, built in wardrobe.

### Bedroom Three;

10'1" x 8'5" (3.09m x 2.59m)

Front aspect with UPVC double glazed window, radiator, built in wardrobe with BT point.

### Bedroom Four;

7'3" x 10'1" (2.23m x 3.08m)

Rear aspect with radiator and UPVC double glazed door.

### Family Bathroom;

5'7" x 6'9" (1.72m x 2.07m)

With WC, wash hand basin, bath with thermostatic shower and glass screen, UPVC double glazed window, heated towel rail, extractor fan.

### Outside;

To the front of the property one will find lawns, shrubs, small tree, off road parking for 2 cars, access to the garage, side pedestrian access and outside light.

The rear gardens are fully enclosed with outside lights and tap, patio, lawns, brick and fenced boundaries, wooden shed, shrubs and seasonal flower borders,

### Garage;

With up and over door, power and lighting, door to utility room. Wall mounted Baxi gas boiler (serviced December 2024).



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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

Road Map



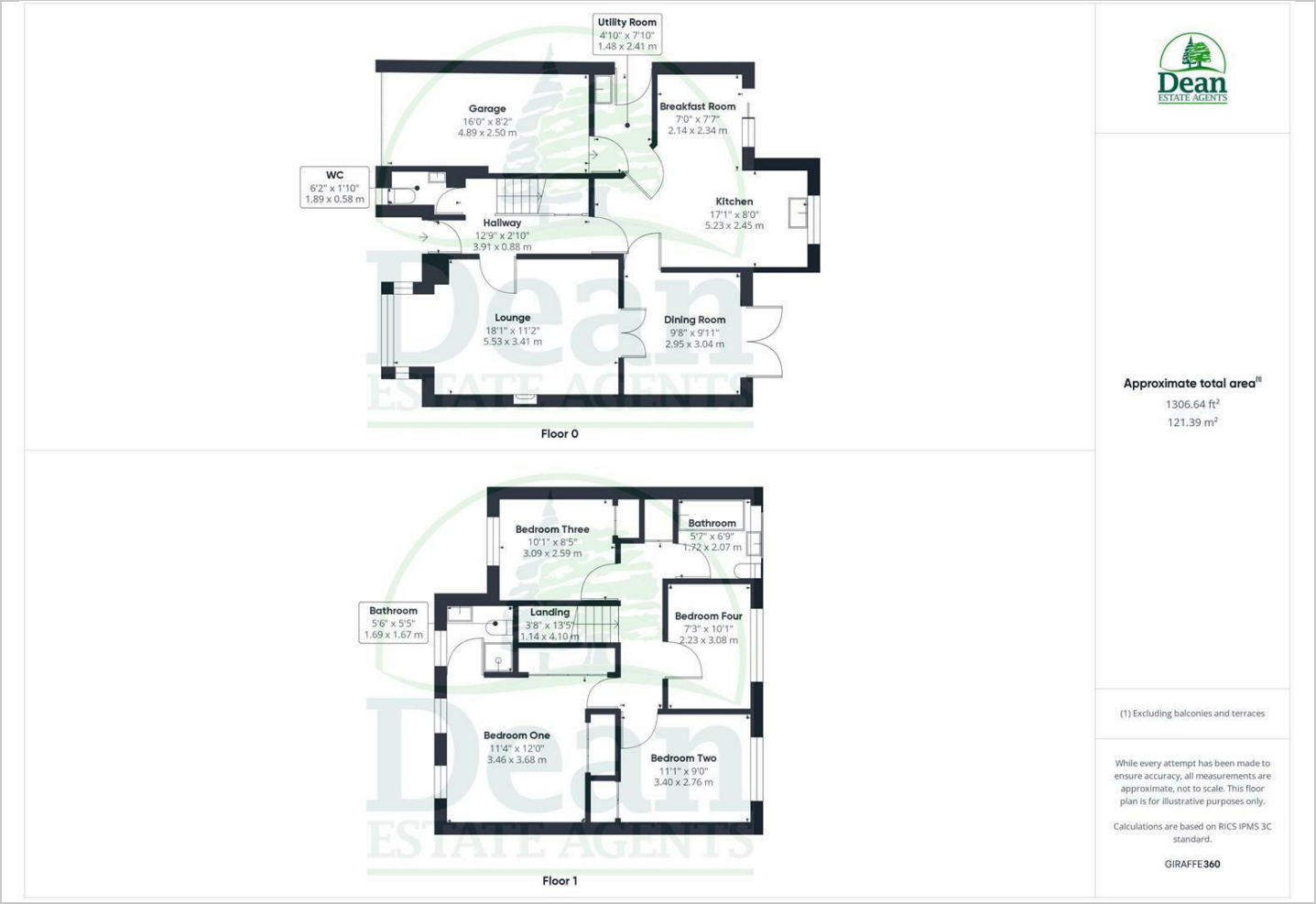
Hybrid Map



Terrain Map



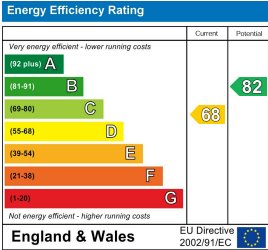
Floor Plan



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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