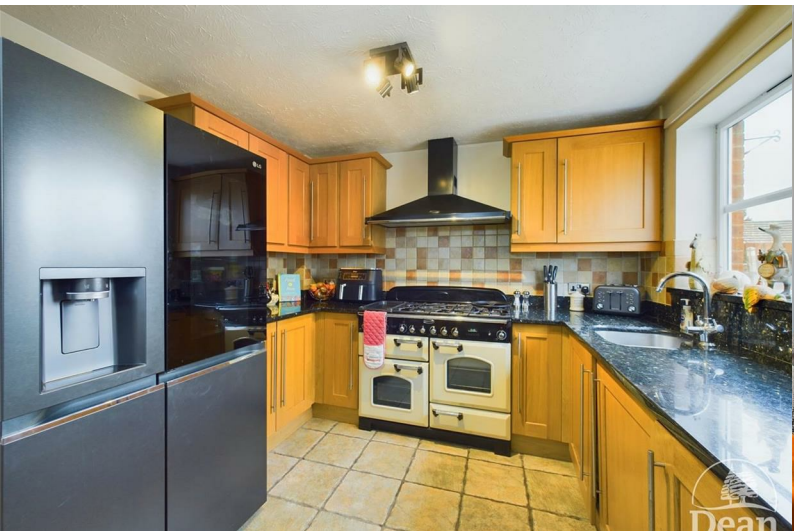




18 The Spires

Lydney, GL15 5QX

£416,500



Nestled in the wonderful area of The Spires, Lydney, this delightful four-bedroom link-detached house offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The open-plan kitchen and dining room creates a warm and inviting atmosphere.

The property boasts four well-proportioned bedrooms, ensuring plenty of room for family members or guests. The enclosed low-maintenance rear garden is a superb feature, providing a private outdoor space for children to play or for adults to unwind in the fresh air without the burden of extensive upkeep.

Parking is a breeze with space for up to three vehicles, making it an excellent choice for families or those with multiple cars. Additionally, the location is highly advantageous, being in close proximity to Lydney's town amenities and Bathurst Park. Residents will enjoy easy access to shops, schools, and recreational facilities, enhancing the overall appeal of this lovely home.



Entrance Hallway;

16'6" x 7'7" (5.05m x 2.32m)

Tiled flooring, radiator, door leading to Cloakroom and Living Room. Stairs to first floor landing.

Cloakroom;

5'10" x 2'10" (1.79m x 0.87m)

WC, wash hand basin, radiator, tiled flooring, window to front aspect

Living Room;

15'4" x 13'9" (4.68m x 4.20m)

A wonderful and spacious room with windows to the front and side aspect allowing plenty of light to flow through. Coal effect gas fireplace with surround, ceiling light, carpet flooring, radiator & power points.

Kitchen;

9'10" x 7'11" (3.00 x 2.42m)

A range of wall, base & drawer units with granite worktops, space for fridge freezer, sink unit with mixer tap and drainer, integrated dishwasher, Rangemaster cooker with five ring gas hob, two electric ovens, grill and storage drawer, tiled splash backs, tiled flooring, window to rear aspect, power points, radiators.

Dining Room;

9'9" x 8'7" (2.98m x 2.63m)

A fitted storage cupboard, access to utility room & conservatory.

Conservatory;

11'3" x 7'3" (3.45m x 2.23m)

Tiled flooring, French doors leading out into the rear garden.

Utility;

5'0" x 7'8" (1.53m x 2.36m)

Fitted units at eye and base level, sink unit with mixer tap and drainer, space and plumbing for washing machine/dryer, tiled splash backs, tiled flooring, window to rear aspect.

First Floor - Landing;

10'3" x 3'4" (3.13m x 1.02m)

Access to all bedrooms and family bathroom.

Bedroom One;

11'8" x 9'10" (3.57m x 3.00m)

Built in wardrobes, carpet flooring, radiator, power points, window to front aspect, access to en-suite.

En-Suite;

4'7" x 7'7" (1.40m x 2.33m)

Shower cubicle, WC, wash hand basin, radiator, window to side aspect, extractor fan.

Bedroom Two;
9'0" x 10'1" (2.76m x 3.09m)
Built in wardrobe, radiator, windows to front and rear aspects.

Bedroom Three;
16'6" x 7'7" (5.05m x 2.32m)
Built in wardrobe, window to rear aspect, radiator

Bedroom Four;
8'3" x 6'9" (2.52m x 2.06m)
Window to front aspect, radiator.

Family Bathroom;
6'9" x 6'3" (2.08m x 1.93m)
Panelled bath with electric Mira Sport shower

attachment, WC, wash hand basin with vanity unit underneath, fully tiled walls, vertical wall mounted radiator, extractor fan, window to rear aspect.

Outside;
To the front of the property, there is a driveway which provides parking and a garage beside which benefits from power and lighting. There is gated side access into the rear garden, which is enclosed and laid to decking, patio, and gravel, providing a low maintenance space outside to sit, relax and entertain guests in. There is a garden shed and outdoor lighting.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. Confirmation of the title, boundary plan, sellers situation must be confirmed with you before any expense is incurred.

If there are any changes to the fixtures, fittings and relevant aspects of the property since the commencement of marketing, we have asked the vendor to notify us immediately. Please also confirm to your satisfaction the services connected to the property and any planning consents. These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents Ltd retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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 the property before making any decisions to purchase or rent the property and before committing to any costs. An offer to purchase any property will be considered after a physical viewing has taken place.

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

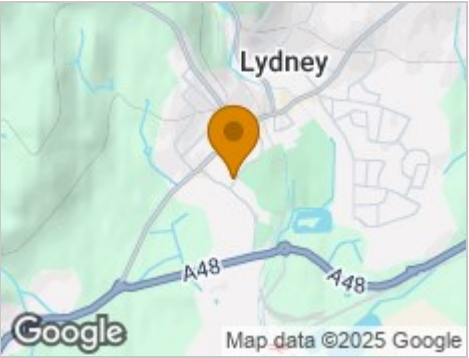
Road Map



Hybrid Map



Terrain Map



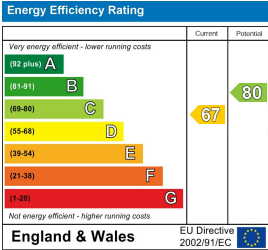
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.