



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.



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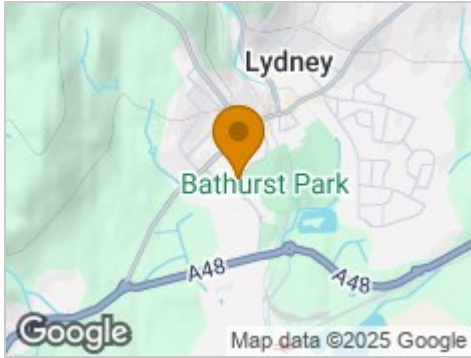
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area¹⁸

1029.25 ft²

95.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

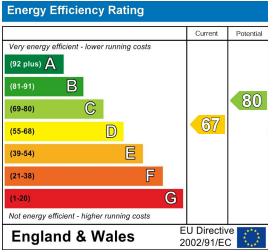
Calculations are based on RICS IPMS 3C standard.

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Viewing

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Energy Efficiency Graph



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