



25 Tiberius Avenue

Lydney, GL15 5PD

£465,000



****No Onward Chain**** Dean Estate Agents present this attractive and impeccable 4/5 bedroom detached house with a double garage and several reception rooms. Access is gained to the property via a shared access driveway. One of the largest properties on this development and hosts a 'show home condition' throughout, being maintained by the current owners since new!

The kitchen and utility room offer appliances, the windows are all modern and double glazed, there is internal access into the garage which allows for consideration of a garage conversion if necessary.

The gardens have been landscaped with a stunning porcelain patio, quality laminate flooring throughout, gas central heating and the most spacious bedrooms with two of them having en-suite shower rooms.

We genuinely urge you to view this property and appreciate what we have seen, the virtual tour and photos will assist but the space being offered here is only appreciated from viewing.



Approached via a covered entrance porch and light to the entrance hall.

Entrance Hall;

With a panelled door and side glass panels, coved ceiling, stairs to the first floor landing, hive heating controls, smoke alarm, radiator and laminate flooring.

Cloakroom;

W.C., wash hand basin, UPVC double glazed window, radiator, panelled walling and coved ceiling.

Study;

8'2" x 8'1" (2.51m x 2.47m)

Having laminate flooring, UPVC double glazed window, BT point, coved ceiling and dado rail.

Family Room/Bedroom Five;

10'0" x 7'10" (3.06m x 2.41m)

Located off the entrance hall with a door into the double garage, laminate flooring, coved ceiling, radiator and UPVC double glazed window.

Lounge;

17'5" x 11'8" (5.31m x 3.56m)

measurements - (including bay window) Front aspect UPVC double square bay window, radiators, gas fire with surround, coved ceiling, TV & BT points, laminate flooring and door to the dining room.

Dining Room;

10'7" x 9'10" (3.23m x 3.00m)

Rear aspect with laminate flooring, coved ceiling, UPVC double glazed window and radiator.

Kitchen/Breakfast Room;

10'7" x 16'6" (3.24m x 5.04m)

The most spacious kitchen with dining area comprising of a newly fitted, modern selection of base units and wall cupboards, granite worksurfaces, integrated appliances to include an electric double oven, electric hob with extractor hood over, integrated fridge, sink unit, door to understairs storage cupboard,

breakfast bar/preparation area, laminate flooring, UPVC double glazed window, coved ceiling and spotlights.

The breakfast area hosts UPVC double glazed French doors out onto the landscaped garden, laminate flooring, coved ceiling and radiator.

Utility Room;

4'10" x 8'1" (1.48m x 2.48m)

With a door to the side aspect, wall mounted gas boiler situated within one of the cupboards, square sink unit, base units, washing machine, dishwasher, worksurfaces all co-ordinated with the kitchen, coved ceiling and radiator.

From the entrance hall is the staircase to the first floor landing.

Landing;

3'3" x 10'0" (1.00m x 3.05m)

With access to the loft space, radiator, power point, airing cupboard housing the hot water tank.

Bedroom One;

12'1" x 11'6" (3.70m x 3.51m)

Front aspect UPVC double glazed window, radiator, coved ceiling, mirrored wardrobes, dressing area with UPVC double glazed window - refer to floorplan.

En-Suite Shower Room;

With corner shower cubicle having a thermostat shower and aqua panelled walling, W.C., wash hand basin, mirrored medicine cabinet, tiled splash backs, radiator, UPVC double glazed obscured window and extractor fan.

Bedroom Two;

12'11" x 7'10" (3.94m x 2.41m)

Two UPVC double glazed windows to front aspect, radiator, mirrored built in wardrobes, coved ceiling.

En-Suite;

With step-in double shower cubicle with thermostat shower, aqua panel walling, rainfall shower head, W.C., wash hand basin, heated towel rail.

Bedroom Three;
8'0" x 14'2" (2.45m x 4.34m)

Rear aspect UPVC double glazed windows, radiator, coved ceiling, built in wardrobes with sliding doors.

Bedroom Four;
8'0" x 10'3" (2.45m x 3.14m)

Rear aspect with UPVC double glazed window, coved ceiling, radiator and built in double mirrored wardrobe.

Family Bathroom;
7'3" x 8'3" (2.22m x 2.54m)

A contemporary suite yet providing a freestanding Victorian style bath with mixer tap shower, WC, wash hand basin, heated towel rail, UPVC double glazed obscured window, wall mirror, coved ceiling and extractor fan.

Outside;

The property is approached via a private driveway leading to the block paved drive, access to the double garage, side gates providing access to the rear of the garage and gardens, outside light and covered entrance porch.

The rear gardens have been professionally landscaped to include a full width porcelain tiled patio, terraced gardens with composite decking frontages, slate terraced grounds and steps up to the lawned area, shrub borders, outside tap, garden post lights and access to the front via each side of the house.

Double Garage;

A double width garage having two remote controlled electric doors, power and lighting, door to the internal accommodation. Parking immediately in front of the garage.



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Road Map



Hybrid Map



Terrain Map



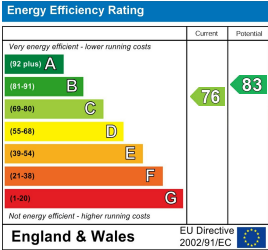
Floor Plan



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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