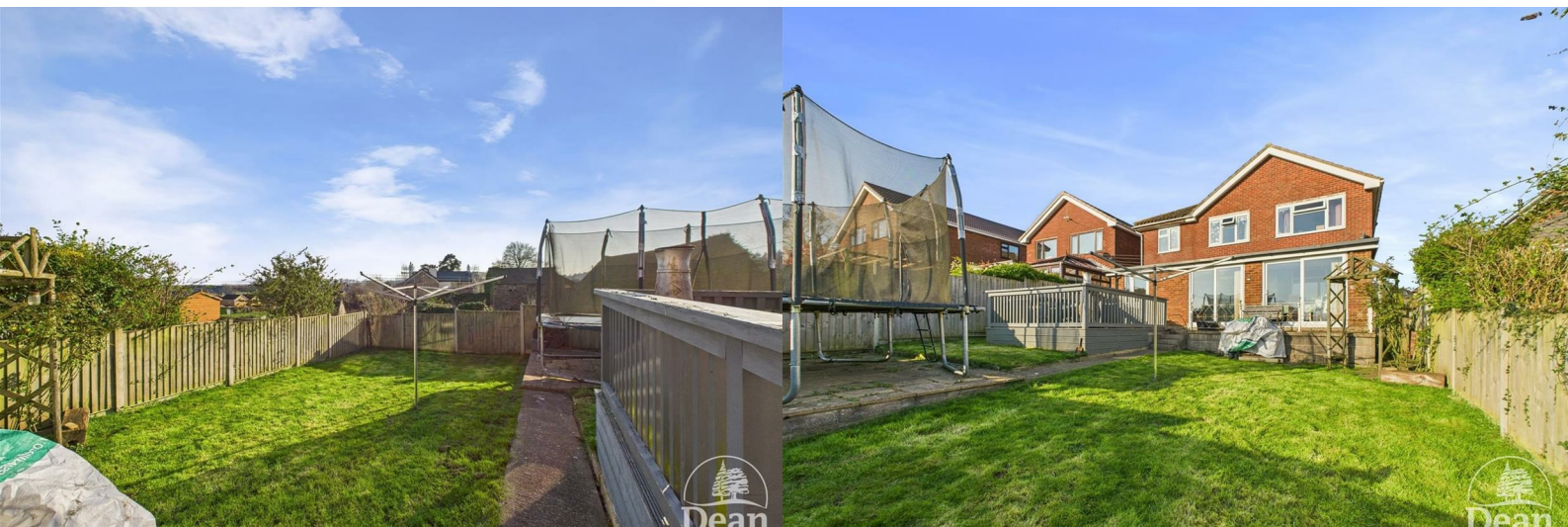




59 Templeway West , Lydney, GL15 5JD

£410,000



###VIRTUAL TOUR AVAILABLE### Dean Estate Agents offer for sale this well presented family home comprising of four bedrooms, an en-suite shower room, family bathroom, lounge, large dining room across the rear of the property, utility room, cloakroom, fitted kitchen, gas central heating and double glazed windows.

The entrance porch has been renewed in recent years and the views to the rear reach out to the River Severn and beyond. The garage is integral and has a courtesy door into the utility room.

Take a look through the virtual tour to appreciate the overall size of this family home.



Approached via a UPVC double glazed door to the Entrance Porch.

Entrance Porch;

4'6" x 8'0" (1.39m x 2.44m)

With large UPVC double glazed windows, recess ceiling lights, tiled flooring, double power point and UPVC double glazed door and side panel to the entrance hall.

Entrance Hall;

5'11" x 5'1" (1.81m x 1.55m)

Oak engineered flooring, stairs to the first floor, radiator, smoke alarm, large walk in understairs storage cupboard.

Cloakroom;

5'6" x 3'8" (1.69m x 1.14m)

Front aspect with UPVC double glazed window, WC, wash hand basin, tiled walling, heated towel rail, mains consumer unit, tiled flooring.

Lounge;

22'4" x 11'0" (6.82m x 3.36m)

With a large UPVC double glazed window to the front, oak engineered flooring, wood burner with oak mantle, two radiators.

Kitchen;

9'10" x 8'11" (3.00m x 2.74m)

Rear aspect with base units, wall cupboards, worktop surfaces, under cabinet lighting, sink unit, integrated fridge, tiled flooring, radiator, plumbing for dishwasher, strip lights, electric cooker point.

Dining Room;

7'1" x 20'3" (2.18m x 6.19m)

Rear aspect, twin sliding double glazed patio doors, tiled flooring, radiator, TV point.

Utility Room;

7'11" x 7'6" (2.42m x 2.30m)

Rear aspect with UPVC double glazed window and door, tiled flooring, radiator, door to garage, base units, worktop surfaces, sink unit, wall units.

Landing;

Smoke alarm, digital controls for the central heating and hot water system, door to airing cupboard with hot water tank, access to the loft space.

Bedroom One;

12'3" x 8'9" (3.75m x 2.68m)

Rear aspect UPVC double glazed window with far reaching views to the River Severn, built in 5 door wardrobes, radiator.

Bedroom Two;

7'8" x 10'11" (2.36m x 3.34m)

Front aspect with large UPVC double glazed window, radiator, double wardrobe, power points.

Bedroom Three;

7'8" x 9'2" (2.36m x 2.80m)

Rear aspect with UPVC double glazed window overlooking fields and distant views to the River Severn, built in double wardrobe, radiator and power points.

Bathroom;

5'6" x 8'11" (1.69m x 2.73m)

A white suite comprising of a wash hand basin, WC, bath with electric shower and folding shower screen door, tiled floor and walling, recess ceiling lights, extractor fan, heated towel rail.

Bedroom Four;

11'1" x 7'11" (3.40m x 2.43m)

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

En-Suite;
5'1" x 7'4" (1.57m x 2.25m)

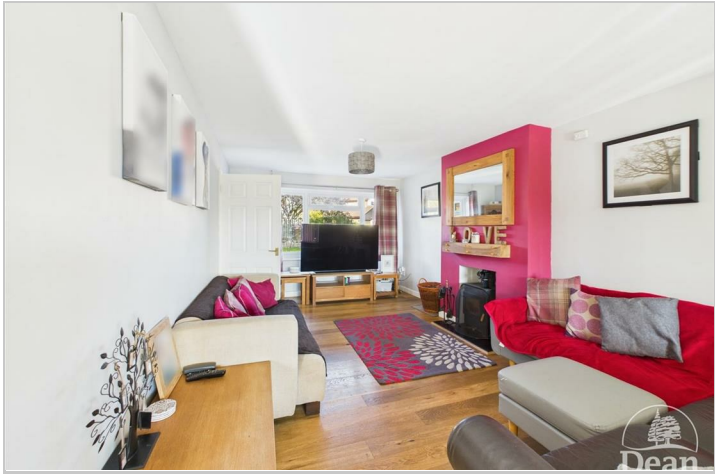
A modern suite comprising of a WC, wash hand basin, shower cubicle and thermostatic shower, tiled walls, recess ceiling lights, extractor fan, UPVC double glazed window and radiator.

Outside;
To the front of the house one will find lawned gardens with a driveway providing off road parking and further block paved parking.

Outside light and side access to the rear gardens.

Garage;
Metal up and over door, water tap and internal door to the utility room.

The rear gardens comprise of an elevated decking area with views across the surrounding fields and to the River Severn, lawns, fenced boundaries, access to the front via either side of the house.



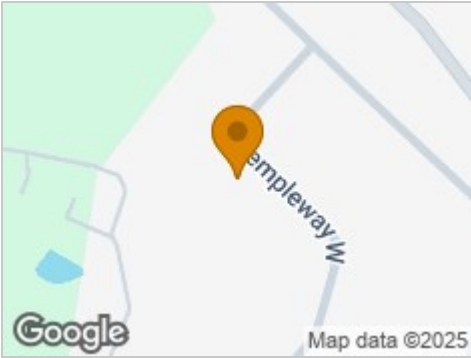
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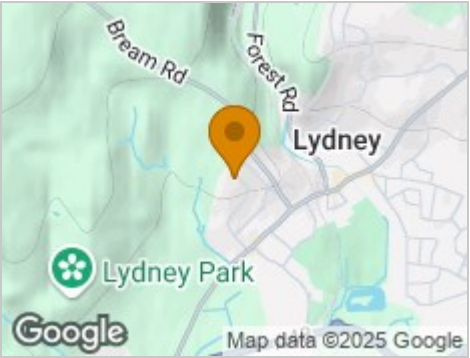
Road Map



Hybrid Map



Terrain Map



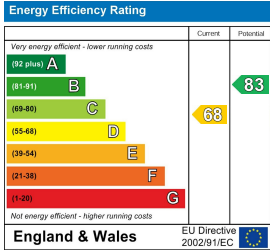
Floor Plan



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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