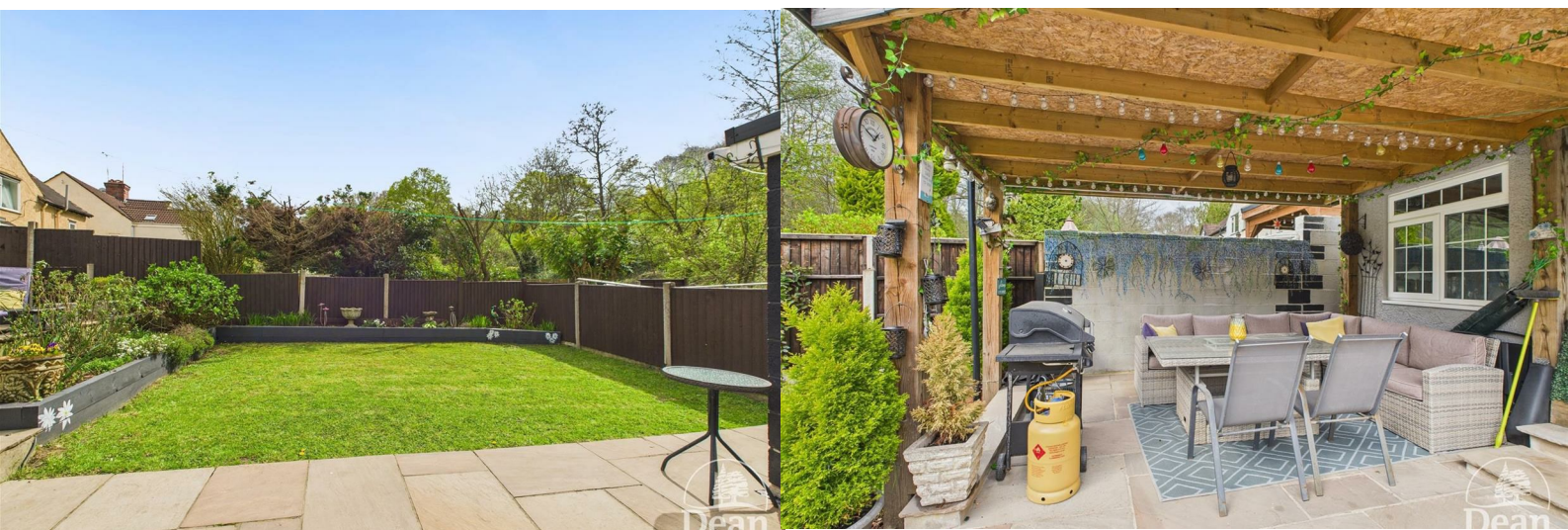




44 Forest Road

Lydney, GL15 5LB

£335,000





Nestled on Forest Road in the charming town of Lydney, this extended four-bedroom semi-detached house offers a delightful blend of space and comfort. The property boasts three well-appointed reception rooms, providing ample room for both relaxation and entertaining. The four generously sized bedrooms ensure that there is plenty of space for family or guests, while the bathroom is conveniently located to serve the household.

One of the standout features of this home is its beautifully enclosed garden, perfect for enjoying the outdoors in privacy. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind in a tranquil setting, this outdoor space is sure to impress. Additionally, the property includes off-road parking for two vehicles, a valuable asset in this area.

The house is very well presented, showcasing a warm and inviting atmosphere that is ready for you to move in and make your own. Its location is particularly advantageous, as it is within walking distance to Lydney's town amenities, providing easy access to shops, schools, and local services.

This property is an excellent opportunity for those seeking a family home in a friendly community. With its spacious layout, lovely garden, and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this wonderful home.



#### Entrance Hall;

6'1" x 8'5" (1.86m x 2.58m)

A welcoming hallway with doors leading to all Ground Floor rooms and staircase to First Floor Landing. Built-in cupboard for coats & shoes, radiator, power points.

#### Kitchen;

13'7" x 11'3" (4.16m x 3.44m)

A range of grey gloss wall base and drawer units, electric under-floor heating, 5 ring gas hob with extractor hood over, integrated eye-level electric oven & grill, one and a half bowl stainless steel sink with drainer, space & plumbing for washing machine, spotlighting, power points.

#### Dining Room;

7'4" x 13'11" (2.26m x 4.26m)

With gas under-floor heating, spotlighting, power points.

#### Lounge;

15'3" x 18'6" (4.65m x 5.64m )

A very spacious lounge with French door leading out to the rear garden, windows to side & rear aspect, electric fireplace & surround, gas under-floor heating, under-stairs storage, wall & ceiling lighting, radiator, power points.

#### Sitting Room/Study;

10'4" x 9'7" (3.16m x 2.93m)

Window to front aspect, spotlighting, radiator, power points.

#### Cloakroom;

4'0" x 2'9" (1.24m x 0.84m)

W.C, wash hand basin.

#### Stairs to First Floor Landing;

3'3" x 9'10" (1.00m x 3.00m)

Stained glass window to rear aspect, loft access, airing cupboard & boiler cupboard, spotlighting, power points.

#### Bedroom One;

13'5" x 11'0" (4.09m x 3.36m)

Window to front aspect, ceiling light, radiator, power points.

#### Bedroom Two;

13'6" x 9'4" (4.13m x 2.85m)

Window to front aspect, ceiling light, radiator, power points.

#### Bedroom Three;

7'4" x 11'5" (2.25m x 3.50m)

Window to rear aspect, ceiling light, radiator, power points.

Bedroom Four;  
7'0" x 11'3" (2.15m x 3.44m)

Window to rear aspect, ceiling light, radiator, power points.

Bathroom;  
7'10" x 6'3" (2.39m x 1.91m)

A walk-in shower cubicle with overhead waterfall shower, vanity basin unit, W.C, vertical wall mounted radiator, extractor fan.

Outside;  
To the rear – A wonderful & most calming garden

offering a large patio seating area perfect for those warmer months, a lawn area & outbuilding with power & lighting.

To the front – A driveway providing off road parking for two vehicles. A path leading to the front door & side access through to the rear garden.



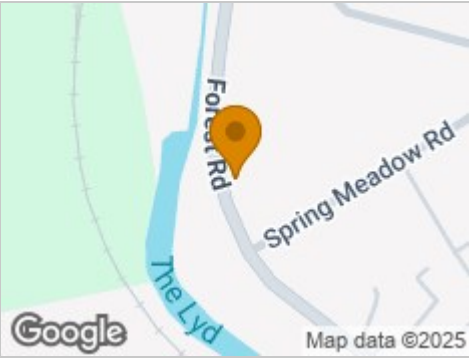
Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy 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.

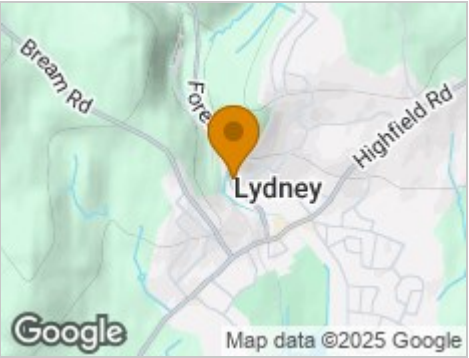
Road Map



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.