



## 20 Nodens Way

Lydney, GL15 5NP

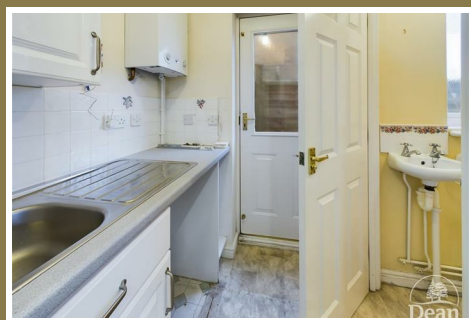
£335,000





Located on a private no through driveway is this Four Bedroom Detached House being offered for sale with 'No Onward Chain'. The property offers a most private location and further benefits from a lounge, separate dining room, kitchen, conservatory, utility room, cloakroom, four bedrooms with the master bedroom having an en-suite shower, gas central heating and double glazed windows.

We recommend a viewing to appreciate the location alone, please call us as we have access almost immediately.



### Entrance Hallway

3'4" x 5'1" (1.02 x 1.55)

Stairs to the first floor, door to the lounge, radiator.

### Kitchen

9'6" x 8'5" (2.91 x 2.59)

Fitted kitchen comprising of base units, wall cupboards, gas cooker point, strip light, double glazed window, door to utility room and cloakroom, radiator. Walk in cupboard with door to the garage.

### Living Room

16'0" x 11'10" (4.88 x 3.62)

Front aspect with double glazed window, tv point, radiators, electric fire with fire surround, coved ceiling, picture rails, BT point.

### Dining Room

8'11" x 9'8" (2.72 x 2.95)

Sliding doors to the conservatory, radiator and coved ceiling.

### Cloakroom

4'2" x 2'8" (1.29 x 0.82)

WC, wash hand basin, radiator and window.

### Utility

4'11" x 4'9" (1.52 x 1.47)

With wall mounted Worcester Bosch gas boiler, sink unit, wall cupboard, base unit, radiator and door to outside.

### Landing

With access to the loft space, smoke alarm, power point.

### Bedroom One

11'9" x 12'0" (3.60 x 3.68)

Front aspect with windows to the front aspect, radiator, separate built in cupboard, two separate double wardrobes, tv point.

### En-suite

5'4" x 8'1" (1.65 x 2.47)

With WC, wash hand basin, radiator, shower cubicle with shower and tiled walls, extractor fan, shaver point, double glazed window.

### Bedroom Two

11'3" x 8'10" (3.44 x 2.70)

Rear aspect with Upvc double glazed window, radiator and power points.

### Bedroom Three

10'4" x 6'11" (3.17 x 2.11)

Rear aspect with double glazed window and radiator.

### Bedroom Four

7'6" x 7'5" (2.31 x 2.27)

Rear aspect with double glazed window and radiator. BT point.

### Bathroom

6'5" x 8'0" (1.97 x 2.46)

Front aspect with WC, wash hand basin, bath

with mixer tap shower, radiator, extractor fan, double glazed window and airing cupboard with hot water tank.

Outside

The gardens to the front are blocked paved providing numerous parking spaces, side access to the rear gardens, outside light.

The rear gardens are fully enclosed and host an abundance of shrubs and seasonal flowering plants, very private with access to the conservatory and side access to the utility room.

Garage

With up and over door, power and lighting.

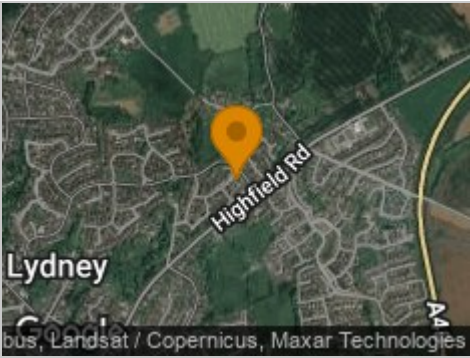




Road Map



Hybrid Map



Terrain Map



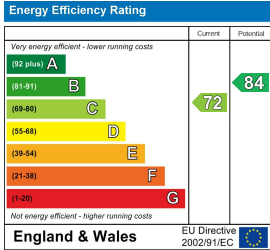
Floor Plan



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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