



## 29 Faller Fields , Lydney, GL15 5FD

£267,500



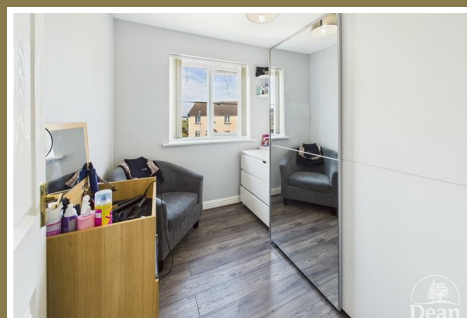
\*\*\* VIRTUAL TOUR AVAILABLE\*\*\* WITH GARAGE\*\*\* Situated in a small development close to Lydney town, this generously sized three-bedroom semi-detached house is on the now available.

The property features a generous lounge, a contemporary kitchen diner equipped with integrated appliances and ample storage, along with a cloakroom and a conservatory on the ground floor.

Upstairs, you will find three sizable bedrooms, including an en-suite shower room to the master room, as well as a family bathroom.

Outside, the home offers a private, low-maintenance garden that a great deal of sunlight for hours, complemented by a garage and off-road parking to the side.

We strongly encourage you to arrange a viewing to truly appreciate the expansive nature of this property.



#### Entrance Hallway:

3'8" x 9'11" (1.14m x 3.04m)

UPVC front door, power and lighting, telephone points, smoke alarm, radiator, door to the cloakroom and lounge, stairs to the first floor landing.

#### Cloakroom:

2'10" x 5'8" (0.87m x 1.74m)

Wood effect tiled flooring, wash hand basin with tiled splashback, lights, radiator and window to the front.

#### Lounge:

13'6" x 15'9" (4.13m x 4.82m)

A very spacious lounge, window with front aspect, two radiators, TV point, BT point, fire alarm, power and lighting, door to the kitchen.

#### Kitchen/Diner:

16'6" x 9'10" (5.05m x 3.02m)

A well equipped kitchen with double eye-level electric ovens and grill. A range of matching base wall and drawer units, integrated fridge and freezer, an additional under the counter integrated freezer, five burner gas hob with overhead extractor, glass splashback, single bowl and drainer unit, space and plumbing for a washing machine, breakfast bar with additional storage cupboard and drawer space, window with rear aspect, ceiling spotlights, power points, radiator, under the stairs storage, French doors to the conservatory.

#### Conservatory:

9'1" x 10'2" (2.77m x 3.12m)

Tiled flooring, radiator, power and lighting with a fan, and UPVC French doors to the rear garden.

#### First Floor Landing:

6'3" x 11'4" (1.93m x 3.47m)

Fitted carpet, smoke and carbon monoxide detectors, power and lighting, loft access, airing cupboard housing the Worcester gas combi boiler and wood slatted shelving.

#### Bedroom One:

9'6" x 11'1" (2.90m x 3.39m)

Fitted carpet, UPVC window with front aspect, built in double wardrobe, radiator, power and lighting, door to the ensuite shower room, TV point.

#### En-Suite:

7'2" x 4'6" (2.20m x 1.39m)

Shower cubicle with glazed shower door, chrome ladder radiator, W.C, wash hand basin unit with storage under, window to side, lighting, extractor fan and shaver point.

#### Bedroom Two:

9'10" x 9'6" (3.01m x 2.90m)

Fitted carpet, window with rear aspect, radiator, power and lighting.

#### Bedroom Three:

6'9" x 7'11" (2.07m x 2.43m)

Wood effect flooring, window with front aspect, radiator, power and lighting.

#### Bathroom:

6'2" x 2'23'1" (1.89m x .68m)

Wood effect tiled flooring, window to rear aspect, wash hand basin, W.C, bath with shower head attached, tiled splashback, chrome ladder radiator, lighting, shaving point, wall mounted mirror, extractor fan.

#### Garage:

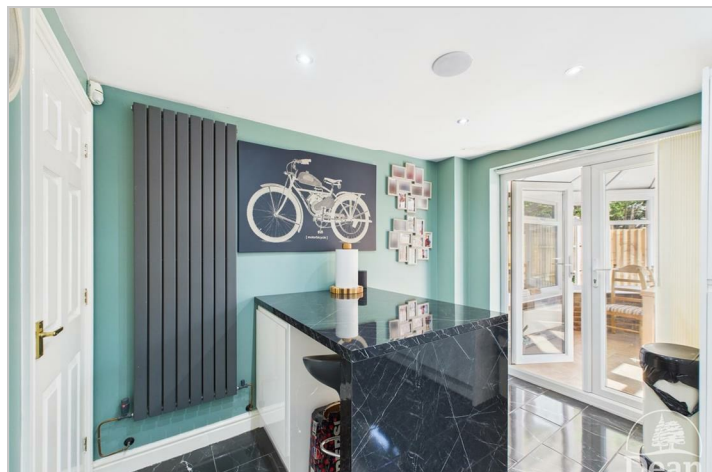
Single garage with up-and-over door, additional off road parking in front.

#### Outside:

Garage with off road parking to side, side gate accessing the rear garden.

A large patio area with a raised decking ideal for outdoor furniture. The garden is sizeable and low maintenance benefitting from an outside tap, outside lighting, steps to the side access gate with storage space.





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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

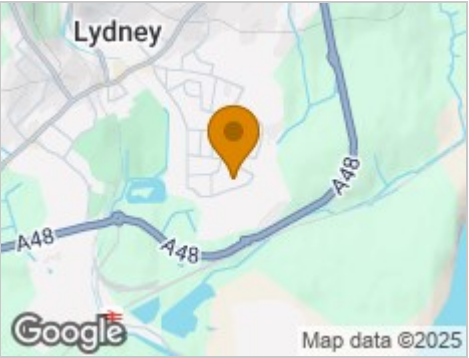
Road Map



Hybrid Map



Terrain Map



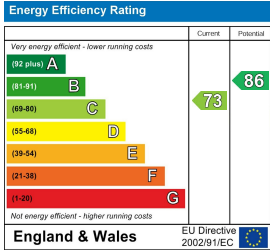
Floor Plan



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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