



The Old Post Office Clanna Road

Alvington, Lydney, GL15 6BA

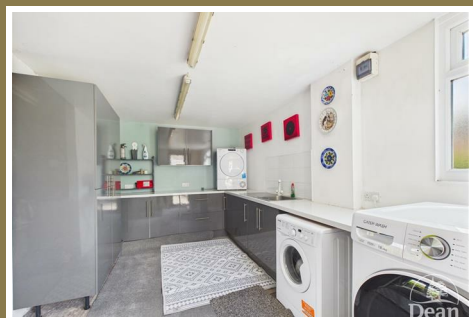
£449,950



*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are delighted to present this four bedroom character property situated in the sought-after village of Alvington.

The property comprises of four double bedrooms, open plan lounge-conservatory, dining room, kitchen, bathroom, a large utility room and a well presented front & rear garden with a beautiful pond and laid to lawn grass, mature flowers and bushes, double garage & large driveway.

With many charming features this property is a delight! Contact us to arrange a viewing today.



Entrance Hallway:

A welcoming entrance hallway, leading through to the kitchen and dining room. Access out to the rear garden.

Lounge:

A charming room full of character, benefiting from wonderful features such as; the wood-burner & fireplace with stone wall surround and wooden ceiling beams. Window to front aspect with a window seat beneath, carpet flooring, radiator, power points. The lounge filters through to the conservatory. Staircase to first floor landing.

Conservatory:

A light & airy room perfect for relaxing in with French doors leading out to the front gardens, carpet flooring, power points, wall lighting.

Dining Room:

A spacious dining room perfect for hosting with patio doors leading out to the rear garden, radiator, power points.

Kitchen:

A range of wall, base & drawer units, one & a half bowl stainless steel sink with drainer, electric 5-ring hob with extractor hood over, integrated eye-level electric oven & grill, tiled splashbacks, space & plumbing for washing machine or dishwasher, spotlighting, power points, window to side aspect.

Cloakroom:

Window to front aspect, W.C, wash hand basin, vertical wall mounted radiator, ceiling lighting.

Ground Floor Bedroom:

Built in wardrobes/storage, window to side aspect, radiator, power points.

First Floor Landing:

Doors leading to all first floor rooms, loft hatch, airing cupboard, window to rear aspect, power points.

Bedroom One:

Window to front & side aspect, built-in wardrobes, wood beams, carpet flooring, radiator, power points, loft hatch.

Bedroom Two:

Window to side/rear aspect, built-in wardrobes, wood beams, carpet flooring, radiator, power points.

Bedroom Three:

Window to side/rear aspect, carpet flooring, radiator, power points.

Bathroom:

A walk-in shower cubicle with waterfall shower head, bath with mixer tap W.C, wash hand basin vanity unit, vertical wall mounted radiator, spotlighting, window to front aspect.

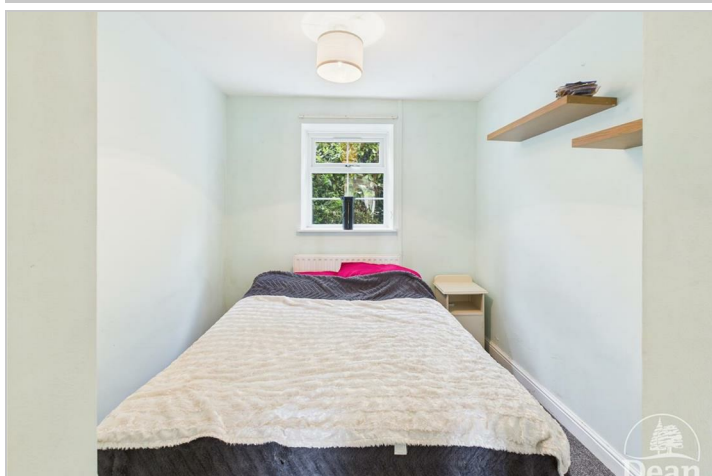
Outside:

Offering mature gardens to the front & rear aspect.

The rear garden is a very private and secluded space, benefiting from a pretty & calming pond, many seating areas, mostly laid with patio or stones.

Garage/Utility Room:

A double garage providing a very useful space. Currently the vendor has one side of the garage utilised as a utility room as it benefits from plumbing, power & lighting. The other side providing ample space for storage.



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Road Map



Hybrid Map



Terrain Map



Floor Plan

Approximate total area⁽¹⁾

1405 ft²
130.3 m²

Reduced headroom

77 ft²
7.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

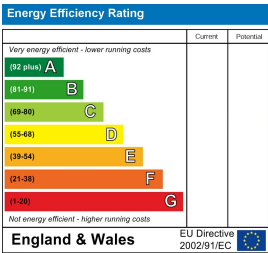
Calculations are based on RICS IPMS 3C standard.

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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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