



## 9 Abbots Gate , Lydney, GL15 4BQ

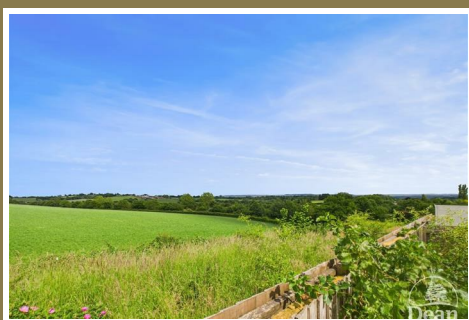
£360,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this immaculately presented family home built in 2019 which offers the most wonderful countryside views. The welcoming entrance hallway leads into the home with doors to the spacious, bright & airy lounge, handy downstairs cloakroom and sizeable kitchen/dining room with plenty of storage space & fitted appliances, there are French doors to the landscaped rear garden with patio area with space for seating, lawned space and raised vegetable patches. Upstairs there are four good sized bedrooms, master bedroom with en-suite shower room and a family bathroom. (There is an Envirovent extraction system installed in the property.) To the side of the property is ample off road parking and a detached garage.

\*\*\* Please note: This property has 4 years NHBC warranty remaining until May 2029. \*\*\*

The property is located within walking distance of Lydney with many amenities to include supermarkets, independent shops & cafes, doctors surgeries, primary schools, secondary school, pharmacies, a park, harbourside with walks and a cafe, bus station and train station with easy access to local towns & cities.



Approached via composite front door into:

#### Entrance Hallway:

17'9" x 8'7" (5.43m x 2.63m)

Smoke alarm, power & lighting, double panelled radiator, stairs to first floor landing, storage under the stairs, doors to lounge, kitchen/dining room & cloakroom.

#### Cloakroom:

4'9" x 4'2" (1.47m x 1.28m)

W.C., hand wash basin with wall mounted mirror above, double glazed frosted UPVC window, radiator, extractor fan.

#### Kitchen/Dining Room:

19'5" x 9'9" (5.93m x 2.99m)

A range of eye level and base units, integrated fridge/freezer, dishwasher & washing machine, eye level oven & grill, four ring gas hob with extractor fan, UPVC double glazed window, UPVC double glazed French doors to rear garden, double panelled radiator, power & lighting.

#### Lounge:

15'11" x 10'2" (4.87m x 3.11m)

UPVC double glazed window to front aspect, double panelled radiator, TV point, power & lighting.

#### First Floor Landing:

15'1" x 4'5" max (4.60m x 1.35m max)

Doors to bedrooms and bathroom, double panelled radiator, loft hatch, smoke alarm, power & lighting.

#### Bedroom One:

10'2" x 10'1" (3.11m x 3.08m)

UPVC double glazed window to front aspect, built in mirrored wardrobes, power & lighting, TV point, door to en-suite.

#### En-Suite:

7'5" x 6'0" (2.27m x 1.84m)

Walk in shower with rainfall shower head, heated towel rail, hand wash basin with wall mounted mirror and storage below, W.C., shaver point, extractor fan, lighting.

#### Bedroom Two:

10'0" x 9'5" (3.06m x 2.88m)

Built in mirrored wardrobes, UPVC double glazed window to rear aspect, double panelled radiator, power & lighting.

#### Bedroom Three:

8'11" x 7'7" (2.74m x 2.32m)

UPVC double glazed window to front aspect, power & lighting, radiator.

#### Bedroom Four:

8'11" x 7'0" (2.73m x 2.15m)

UPVC double glazed window to rear aspect, radiator, power & lighting.

#### Bathroom:

7'2" x 5'10" (2.19m x 1.80m)

Bath tub with an over head shower and glass shower

screen, W.C., hand wash basin with wall mounted mirror and storage below, UPVC double glazed frosted window, extractor fan, shaver point, lighting.

Outside:

To the front you have a driveway for two vehicles. There are two attractive borders full of shrubbery both sides of the pathway leading to the front door.

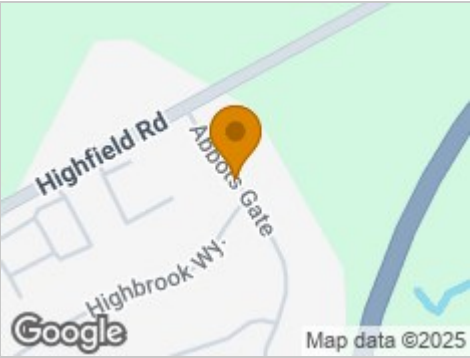
As you approach the garden via the French doors you are met with a large patio area perfect for garden furniture. Beyond this is two raised beds, surrounded by mature shrubs. The garden is fully enclosed by wooden fencing, there is access to garage and side access to the driveway.

Garage:  
20'5" x 10'10" (6.23m x 3.32m)  
Power & lighting, barn doors.



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Road Map



Hybrid Map



Terrain Map



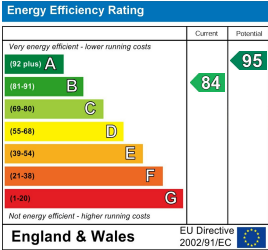
Floor Plan



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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