



## 11a Nodens Way

Lydney, GL15 5NP

£330,000

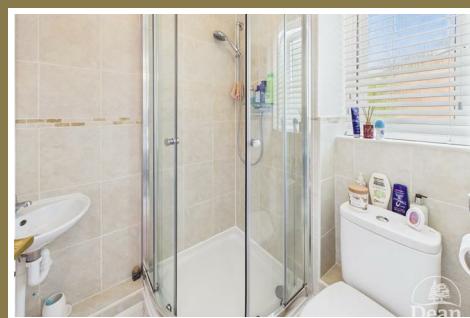




\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are thrilled to present to the market this stunning three bedroom detached property situated in a prime location. This property offers a modern kitchen/diner, sizeable living room, downstairs cloakroom, integrated garage, three sizeable bedrooms, master bedroom with an en-suite and a modern family bathroom. Outside, the property boasts a good sized landscaped rear garden and off road parking to the front.

Nodens Way is situated just outside the town of Lydney where you will find a variety of local amenities such as supermarkets, doctors surgeries, dentists, pharmacies, cafes, independent businesses, free houses and great bus links.

Do not miss your chance to view this property!!



Approached via a UPVC double glazed door into:

#### Entrance Lobby:

3'3" x 2'11" (1.01m x 0.91m)

With ceramic tiled floor, radiator, coat hooks, door through to the lounge.

#### Lounge:

15'11" x 10'11" (4.87m x 3.33m)

Front aspect with a UPVC double glazed window to the front, two radiators, coved ceiling, gas point, wall lights.

#### Inner Hallway:

3'1" x 2'11" (0.94m x 0.91m)

Having the stairs to the first floor, doors to the garage and cloakroom.

#### Cloakroom:

5'1" x 2'8" (1.55m x 0.82m)

With W.C., wash hand basin, tiled floor, extractor fan.

#### Kitchen:

8'5" x 8'2" (2.58m x 2.51m)

Rear aspect with a shaker style modern kitchen comprising of base units, wall cupboards, woodgrain effect worktop surfaces, integrated wine rack, dishwasher, electric over with hob and extractor above, laminate flooring, ceiling spotlights, gas boiler within kitchen cupboard, sink unit, UPVC double glazed window overlooking the rear garden.

#### Dining Room:

10'9" x 8'6" (3.29m x 2.60m)

Rear aspect with sliding double glazed patio doors, radiator, laminate flooring, coved ceiling, double power point with USB sockets.

From the Inner Hallway one will find a turned staircase to:

#### First Floor Landing:

9'6" x 3'4" (2.90m x 1.03m)

With access to the loft space, radiator, UPVC double glazed window, airing cupboard with hot water tank.

#### Master Bedroom:

11'2" x 9'3" (3.42m x 2.82m)

Rear aspect with UPVC double glazed window, radiator, built in floor to ceiling wardrobes, door to en-suite shower room.

#### En-Suite Shower Room:

4'8" x 4'8" (1.44m x 1.43m)

Consisting of a W.C., wash hand basin and shower cubicle hosting a thermostatic shower, tiled walls, heated towel rail, extractor fan, UPVC double glazed window.

#### Bedroom Two:

10'11" x 12'10" (3.34m x 3.92m)

Front aspect with two UPVC double glazed windows, radiator, power points.

#### Bedroom Three:

8'4" x 7'4" (2.56m x 2.26m)

Front aspect with UPVC double glazed window, radiator.

#### Bathroom:

7'8" x 5'2" (2.36m x 1.58m)

A three piece suite comprising of a W.C., vanity wash hand basin and bath, shaver point, UPVC double glazed window, extractor fan.

#### Outside:

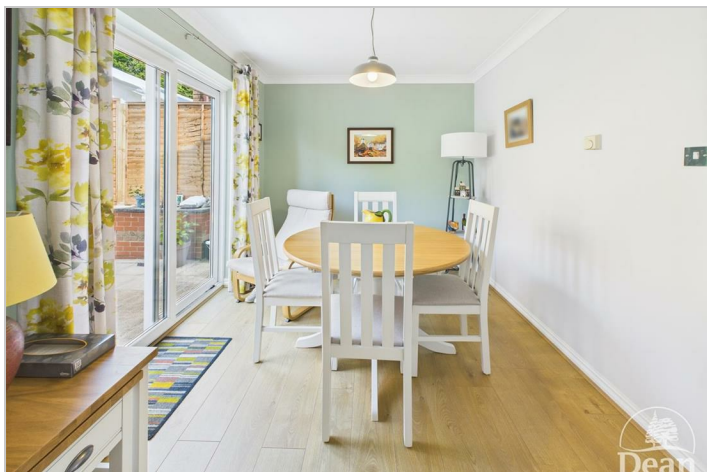
To the front of the house, one will find off road parking for 2 cars, lawns, side path to the rear and outside light.

The rear gardens host an abundance of seasonal flowering shrubs, lawns, patio, outside light and tap, wooden shed, fenced boundaries and side path to the front.

#### Garage:

15'6" x 8'4" (4.74m x 2.56m)

With metal up and over door, power and lighting, door to the inner hallway.



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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 before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates - Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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.



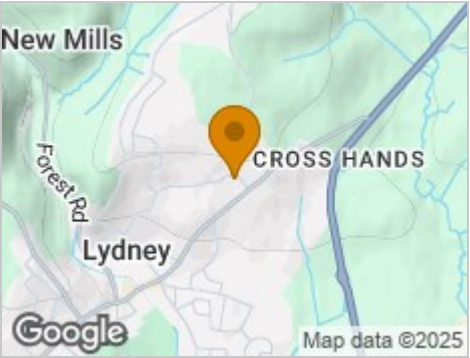
Road Map



Hybrid Map



Terrain Map



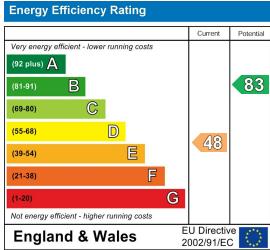
Floor Plan



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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