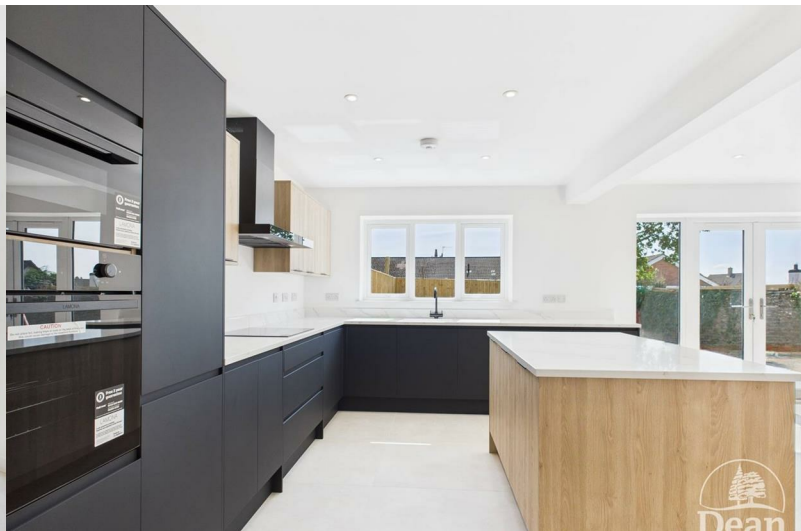




91a Primrose Hill

Lydney, Gloucestershire, GL15 5SW

£495,000

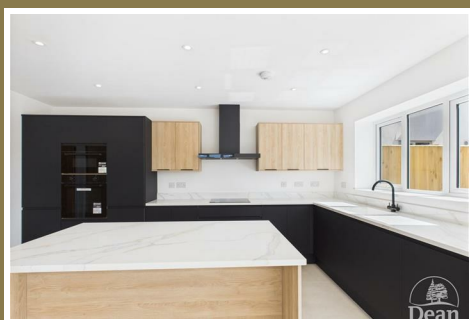
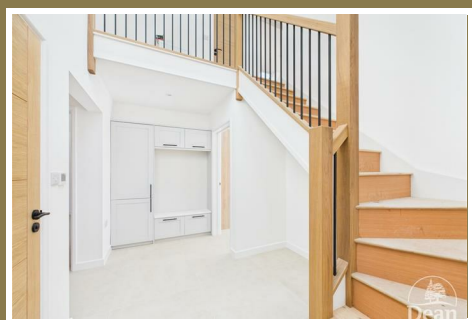


BRAND NEW, CONTEMPORARY AND MOST SPACIOUS FAMILY HOME. Come and take a look at this most deceptive new build four bedroom detached house completed with contemporary fittings and fixtures, integrated appliances, porcelain patio and paths, energy efficient property, the most superb kitchen/dining/family room, two sizeable reception rooms

Recently completed in June 2025 we are delighted to offer this exciting opportunity to purchase a new property built in a sought after area of Primrose Hill in Lydney. The property features a combination of modern design, energy efficiency, and high-quality materials and finish. The family size home benefits from plenty of off road parking for multiple cars to the front of the property, a fantastic kitchen/dining room with doors leading to the rear garden, two sizeable reception rooms including a lounge with a bay window and a study/additional bedroom if required. The entrance hallway is gorgeous with its oak staircase leading to the four double bedrooms, family bathroom and en-suite to master bedroom. All bedrooms having solar blinds.

This property is situated in a convenient location close to Lydney town. The town centre of Lydney gives easy access to local shops and supermarkets, doctors surgery's, public houses and restaurants, leisure centre with swimming pool, gym etc, train station and local bus routes, church's & chapels, primary schools & senior school. Easy access to Chepstow, Bristol, Gloucester, M5 & M4. Being situated in the Forest of Dean, Gloucestershire, there are many woodland walks, woodland cycle tracks, river walks & lovely countryside and much more.

The Forest of Dean is a great place to live and this property is within moments walk of woodland, a great lifestyle choice and a 10 year Buildzone warranty attached.



Approached via a UPVC double glazed door into:

91A Primrose Hill is approached by an attractive forest stone wall frontage with the property number illuminated by a photo cell uplight. The property boasts a large driveway for multiple cars, an EV charger and access to the side of the property where the front door is located with sensored soffit lights.

Entrance Hallway:

11'7" x 8'5" (3.55m x 2.58m)

A large and bright space with Velux window overhead into open double height stairway with oak staircase. Porcelain tiles throughout with under floor heating. Bespoke coat storage with door to hidden plant room housing underfloor heating system, data network point and hot water cylinder.

Kitchen/Dining/Family Room:

23'7" x 15'0" (7.21m x 4.59m)

The most contemporary, modern and sleek, two tone, fitted kitchen with quartz counter tops, fitted integrated single oven, integrated microwave above and electric hob with space for American style fridge/freezer, integrated dishwasher, integrated bin and under-mounted ceramic sink with drainer. Large kitchen island which opens over to a bright, large family dining space with patio doors out to rear garden & patio. Superb tiled flooring with a light and spacious feel.

Utility Room:

7'1" x 5'4" (2.17m x 1.63m)

Range of base and eye level cupboards, quartz countertops, ceramic sink with drainer and space for

stack-able washing machine and tumble dryer, frosted UPVC double glazed window to the side.

Lounge:

16'6" x 13'0" (5.03m x 3.97m)

Large space with Upvc double glazed bay window to front aspect, plenty of plug sockets & a ethernet point.

Study/Bedroom Five:

11'3" x 10'1" (3.45m x 3.09m)

UPVC double glazed window to front aspect, a spacious study with potential for a 5th bedroom if needed.

Cloakroom:

5'4" x 4'8" (1.65m x 1.44m)

Wall hung toilet and vanity unit.

First Floor Landing:

19'1" x 3'4" (5.84m x 1.02m)

Open Stairwell with large Velux window to far reaching views, storage cupboard & access to loft, fitted with loft light.

Bedroom One:

12'6" x 10'5" (3.83m x 3.18m)

Spacious double bedroom with plug sockets through and ethernet point, UPVC double glazed window to front aspect, Solar Velux blinds.

En-Suite:

9'1" x 5'1" (2.79m x 1.56m)

Fitted three piece suite, heated towel rail, walk-in mains running shower with niche, wall hung vanity unit with storage.

Bedroom Two:

16'7" x 8'1" (5.07m x 2.48m)

Double bedroom with plug sockets throughout & ethernet point, UPVC double glazed window to rear aspect, Solar Velux blinds.

Bedroom Three:

12'2" x 9'2" (3.71m x 2.80m)

Double bedroom with plug sockets throughout, UPVC double glazed window to rear aspect, Solar Velux blinds.

Bedroom Four:

11'6" x 9'1" (3.51m x 2.78m)

Double bedroom with UPVC double glazed window to front aspect, Solar Velux blinds.

Family Bathroom:

10'9" x 6'10" (3.28m x 2.09m)

Fitted four piece suite, walk in mains running shower with niche, bath and wall hung vanity unit with storage.

Outside:

Sizeable laid to lawn garden with porcelain tiled patio wrapping around via the side access of the property to the front. Outside lights, graveled off road parking and forest stone boundary wall. Air Source Heat Pump and bike shed.



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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.

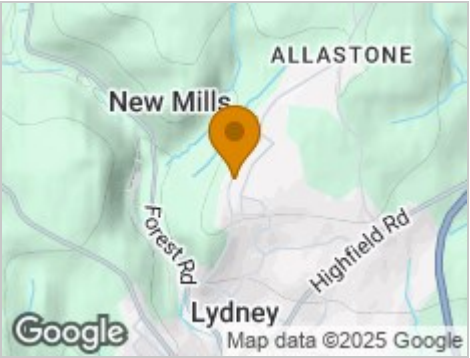
Road Map



Hybrid Map



Terrain Map



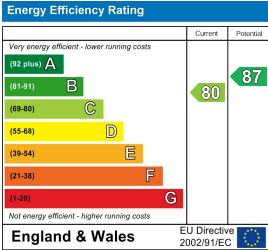
Floor Plan



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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