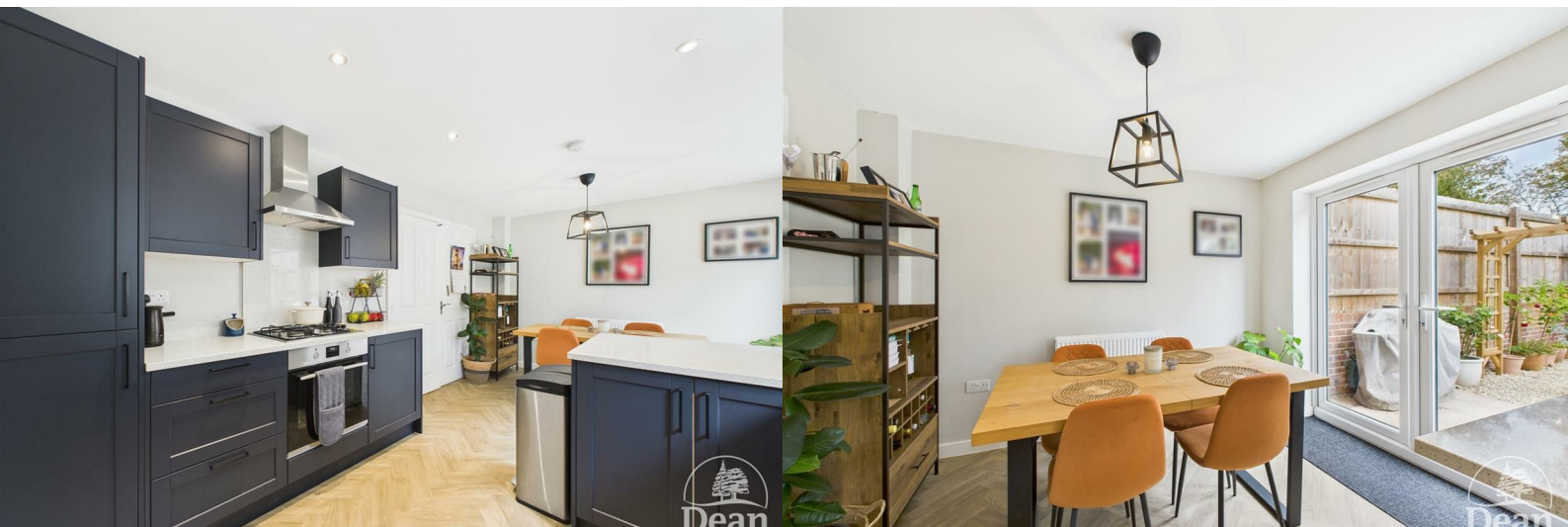




64 Kingfisher Drive

Lydney, GL15 5FX

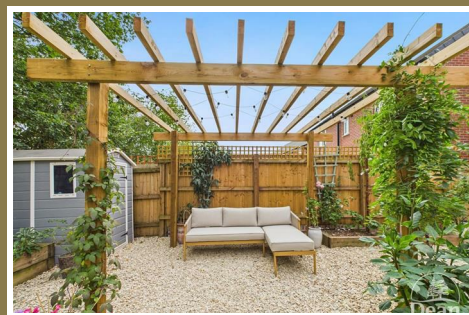
£360,000



*****VIRTUAL TOUR AVAILABLE***** Take a look at this immaculately presented and well decorated four bedroom detached property with an integral garage!

This property offers large and bright downstairs living space with a well presented rear garden. With **THREE DOUBLE BEDROOMS** this property offers the perfect space for a family.

Conveniently located close to the train station, this property offers excellent transport links, making it an ideal choice for commuters or those who enjoy exploring the wider region. This property presents a wonderful opportunity to enjoy modern living in a picturesque setting. Don't miss the chance to make this lovely property your new home.



Approached via UPVC Double Glazed Door:

Entrance Hallway:

4'7 x 4'9 (1.40m x 1.45m)

Power and lighting, double panelled radiator.

Living Room:

10'11 x 15'9 (3.33m x 4.80m)

UPVC double glazed window to front aspect, double panelled radiator, plug sockets throughout.

Kitchen/Diner:

17'3 x 10'3 (5.26m x 3.12m)

Range of base and eye level units with quartz worktops, four ring gas hob, integrated fridge/freezer and dishwasher, large UPVC double glazed window to rear garden. Large dining space with double panelled radiator and double glazed UPVC patio doors to rear garden and patio area.

Utility Room:

6'3 x 5'2 (1.91m x 1.57m)

Eye level unit, boiler, space under units for washing machine and tumble dryer, access to downstairs W/C and UPVC double glazed door to rear garden.

Downstairs W/C:

6'4 x 4'9 (1.93m x 1.45m)

W/C, wash hand basin, double panelled radiator and frosted UPVC window to side aspect.

First Floor Landing:

6'11 x 6'4 (2.11m x 1.93m)

Power and lighting, access to loft hatch.

Bedroom One:

11'1 x 10'4 (3.38m x 3.15m)

Spacious primary bedroom with large UPVC double glazed window to front aspect. Double panelled radiator and storage cupboard.

En-Suite:

6'7 x 5'11 (2.01m x 1.80m)

W/C, wash hand basin, shower cubicle, double panelled radiator and frosted UPVC double glazed window to side.

Bedroom Two:

9'2 x 12'4 (2.79m x 3.76m)

Large double bedroom with full length double glazed UPVC window to front and double panelled radiator.

Bedroom Three:

9'3 x 9'4 (2.82m x 2.84m)

Double bedroom with UPVC double glazed window to rear aspect, double panelled radiator.

Bathroom:

6'11 x 5'10 (2.11m x 1.78m)

W/C, wash hand basin, bath with shower over, tiled throughout. Frosted double glazed UPVC window to rear aspect.

Bedroom Four:

7'2 x 9'7 (2.18m x 2.92m)

Spacious fourth bedroom perfect for a nursery or home office, UPVC double glazed window to rear aspect, double panelled radiator.

Outside:

Perfectly landscaped and sunny rear garden throughout with many areas for entertaining. Patioed area leading from kitchen/diner out to maintained lawns, planting borders and pergola area.

To the front of the property there is parking for multiple cars and access to the side for the rear garden.

Garage:

Up and over garage door with power and lighting.



Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability, or availability with respect to the website or the information, products, services, or related graphics contained on our website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and 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 at that time.

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

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. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

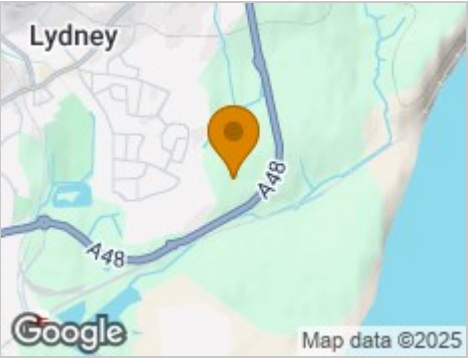
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area⁽¹⁾

1013 ft²
94.3 m²

(1) Excluding balconies and terraces

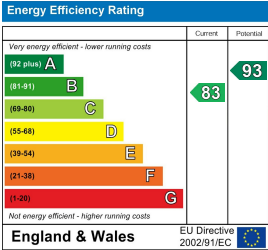
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.