



Woodland Place

Yorkley, Lydney, GL15 4SA

£315,000



Situated directly opposite the forest is this delightful detached bungalow offering a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious layout includes an inviting reception room with wood burner, modern fitted kitchen/diner, utility room and separate cloakroom.

The bungalow features a well-appointed bathroom, ensuring that all your needs are met in a practical yet stylish manner. The property is set in a tranquil location opposite the woods with many woodland walks and bicycle trails, allowing for a serene lifestyle while still being within easy reach of local amenities.

For those with vehicles, the property boasts parking for two vehicles, adding to the convenience of everyday living. This home is not just a place to live; it is a sanctuary where you can enjoy the beauty of the surrounding area.

Yorkley has a wide range of amenities to include a very good primary school, public house, post office/general store, Doctors surgery and Community centre, Yorkley Star Cricket pitch and team and Football team.



Entrance Hallway :
8'10" x 4'7" (2.71 x 1.41)

Double paneled radiators, BT point, doors to utility room, bathroom and bedrooms, archway to Kitchen, lighting, power, and smoke alarm.

Cloakroom :
5'4" x 3'9" (1.64 x 1.15)

Low level WC, wash hand basin, freestanding oil boiler, heated towel rail, frosted UPVC double glazed window to side aspect, extractor fan, lighting.

Utility :
9'10" x 5'4" (3.02 x 1.65)

A range of eye level and base units, space and plumbing for washing machine, space for tumble drier, space for fridge/freezer, laminate flooring, radiator, Velux double glazed window, power and lighting.

Kitchen / Diner :
10'1" x 14'1" (3.09 x 4.31)

Arrangement of eye level and base units, Rangemaster cooker with a 6 ring hob, extractor over, space for fridge freezer, one and a half bowl sink with integrated drainer unit, integrated dishwasher, tiles splash backs, tiled floor, space for dining room

table, radiator, UPVC double glazed windows to side aspect, double glazed UPVC patio doors to rear garden. Loft hatch.

Living Room :
12'2" x 14'2" (3.73 x 4.32)

Feature wood burner, double paneled radiator, TV point, smoke alarm, double glazed UPVC window to rear aspect, power and lighting.

Bedroom 1 :
9'10" x 12'6" (3.02 x 3.83)

Double glazed UPVC window to front aspect, double paneled radiator, power and lighting, TV point.

Bedroom 2 :
9'10" x 12'10" (3.02 x 3.92)

Velux double glazed window, power and lighting, double paneled radiator.

Bedroom 3 :
8'11" x 9'4" (2.72 x 2.85)

Power and lighting, double glazed UPVC window to front aspect, double paneled radiator, storage cupboard.

Bathroom :

5'5" x 10'2" (1.66 x 3.12)

Floor to ceiling wall tiles, tiled floor, frosted double glazed UPVC window, bath with shower over, vanity wash hand basin, wall mounted mirror with light, low level WC, walk in shower cubicle with rainfall shower head, LED spotlights, heated towel rail, storage cupboard

Outside :

To the front you will find off road parking, enclosed by twin wooden gates. There is a flat patio area with gravel area, enclosed by walled boundary

and having a woodland outlook.

Side pedestrian gate give access to the rear garden which has a large patio area, steps down to a lawned area which is perfect for entertaining. There is a wooden storage shed toward the end of the garden. Beyond this there is a large laid to lawn area, flower borders and shrubs, enclosed by fencing. Outside water tap, lighting and power point.



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.

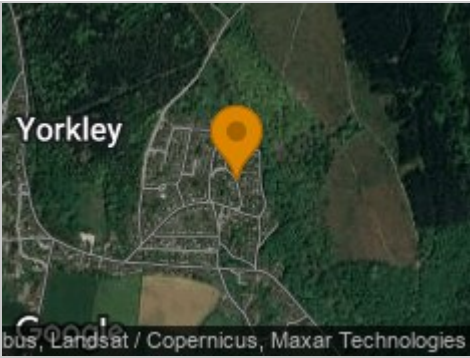
Tenure: We are advised freehold.

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

Road Map



Hybrid Map



Terrain Map



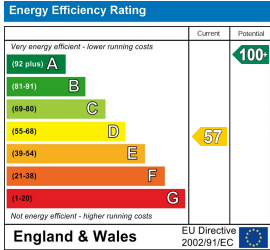
Floor Plan



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.