



27 Bracken Close

Lydney, GL15 5AJ

£415,000



VIRTUAL TOUR AVAILABLE Benefitting from a double extension to the rear and a further dining room extension and solar panels is this most spacious and well presented family home located in the sought after Bracken Drive area of Lydney.

The property owners of 30 years or more have created a family home suitable for the modern times and includes a lounge, extended dining room, kitchen with utility and cloakroom adjoining, four bedrooms, the master bedroom having an en-suite shower and dressing room, family bathroom.

The gardens are private and hosts lawns with a separate vegetable plot.

Off road parking to the front for several vehicles.



The property is approached via a UPVC double glaze

Entrance Hall:

14'3 x 5'9 (4.34m x 1.75m)

With stairs to the first floor.

Living Room:

14'3 x 11'7 (4.34m x 3.53m)

Front aspect with UPVC double glazed window, radiator, TV point and ample power points.

Dining Room:

18'7 x 8'8 (5.66m x 2.64m)

With doors back into the lounge and kitchen, the dining room has been extended which provides for a much larger room with Upvc double glazed doors and window to the rear, open serving hatch to the kitchen.

Kitchen/Breakfast Room:

19'7 x 8'8 (5.97m x 2.64m)

Rear aspect and hosting base units with drawers, worktop surfaces, gas hob and electric oven included , stainless steel sink unit, Upvc double glazed window, large extractor hood over cooking area, plumbing for dishwasher, strip light.

Breakfast Room:

With both base and wall cupboards, worktop surfaces, radiator.

Utility Room:

8'10 x 6'4 (2.69m x 1.93m)

UPVC door and window to the rear, plumbing for washing machine, wall cupboard, coat hooks, wall mounted Worcester gas boiler, radiator, door to garage and further door to the cloakroom.

Cloakroom:

6'0 x 3'5 (1.83m x 1.04m)

With W.C, wash hand basin, mirror, UPVC double glazed window, radiator.

First Floor Landing:

10'6 x 5'11 (3.20m x 1.80m)

With doors to bedrooms, access to the loft space, airing cupboard and power point.

Master Bedroom:

13'4 x 8'9 (4.06m x 2.67m)

Front aspect UPVC double glazed window, radiator, smoke alarm and power points.

En-Suite:

6'9 x 8'7 (2.06m x 2.62m)

With fully tiled walls, large double size shower cubicle hosting tiled walls, Mira electric shower and glass shower screens, vanity wash hand basin unit, concealed cistern WC, UPVC double glazed window, heated towel rail, extractor fan.

Dressing Room:

6'3 x 5'4 (1.91m x 1.63m)

The current owner has 2 separate triple wardrobes with space to open doors.

Bedroom Two:

13'4 x 8'7 (4.06m x 2.62m)

Front aspect with UPVC double glazed window, radiator and power points.

Bedroom Three:

10'7 x 8'8 (3.23m x 2.64m)

Rear aspect with UPVC double glazed window, radiator and built in floor to ceiling double wardrobes.

Bedroom Four:

6'3 x 8'8 (1.91m x 2.64m)

Front aspect with UPVC double glazed window, radiator, dimmer switch, built in cupboard and power points.

Family Bathroom:
6'9 x 6'8 (2.06m x 2.03m)

With a white suite comprising of a bath with shower and screen, vanity wash hand basin unit, concealed cistern W.C, cupboards, UPVC double glazed window, tiled walls and heated towel rail.

Outside:

To the front one will find block paved off road parking for several vehicles, outside light, side path to the rear, shrubs and covered access to the main entrance hall.

The rear gardens are well tended to and comprise of Indian sandstone patio area, lawns, shrub and flower borders, pear and

apple trees, outside light and tap, greenhouse, large wooden shed, enclosed vegetable garden, fenced and hedged boundaries.

The Solar Panels are owned by the current owners and will be included within the sale.

The Solar Installed Capacity is 3kw.

The latest regeneration rate is 24.53p per KWH.

The rates are set and updated annually by Ofgem

Garage:
18'5 x 8'11 (5.61m x 2.72m)

With remote control roller door, power and lighting, internal door to the utility room.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, 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 the 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, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them. 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.

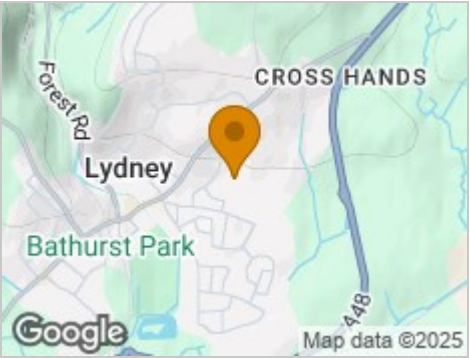
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

- Entrance Hall: 14'3" x 5'9" (4.34 x 1.75 m)
- Living Room: 14'3" x 11'7" (4.35 x 3.54 m)
- Dining Room: 9'9" x 8'8" (2.97 x 2.65 m)
- Kitchen: 9'10" x 7'9" (3.00 x 2.36 m)
- Utility Room: 8'10" x 6'4" (2.70 x 1.94 m)
- Garage: 18'5" x 8'11" (5.63 x 2.73 m)
- Cloakroom: 6'0" x 3'5" (1.84 x 1.04 m)

Floor 1

- Master Bedroom: 13'4" x 8'9" (4.09 x 2.67 m)
- Bedroom Two: 13'4" x 9'7" (4.08 x 2.64 m)
- Bedroom Three: 10'7" x 8'8" (3.24 x 2.65 m)
- Bedroom Four: 6'3" x 8'8" (1.92 x 2.64 m)
- Landing: 10'6" x 5'11" (3.22 x 1.81 m)
- Family Bathroom: 6'9" x 6'8" (2.06 x 2.04 m)
- Dressing Room: 6'3" x 5'4" (1.93 x 1.63 m)
- En-Suite: 6'9" x 8'7" (2.06 x 2.64 m)

Approximate total area⁽¹⁾

1443 ft²
134.2 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.