



## Archers Hall Place

Highfield Road, Lydney, GL15 5FE

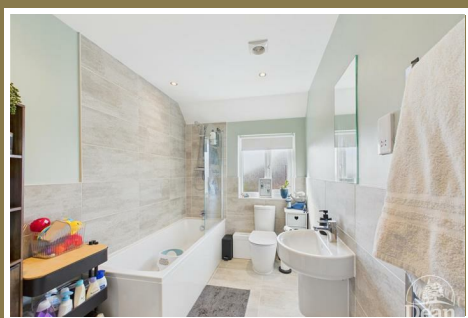
Offers Over £415,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are excited to offer for sale this SHOWHOME CONDITION family home with detached garage and the most super terrace and family garden. The current owner has invested significantly into creating a fully useable enclosed garden with a large decking area and a lower patio area, a very social garden. The property is also located on a private road with several detached properties having sole use. Internally, the four bedrooms are all doubles, the master bedroom hosts built in wardrobes and an en-suite shower room. Downstairs the modern lounge enjoys a dual aspect with plenty of light through the three windows and the kitchen/dining/family room is stunning and contemporary in design yet thoughtfully planned to allow for a living area with views out onto the gardens. The detached garage is a good size with a further garden to the right side and parking for two vehicles.

Lydney is a friendly town with all the amenities you would need, primary and secondary schools, supermarkets, independent shops and cafes, doctors surgeries, pharmacies and parks.



Approached via a composite entrance door into:

#### Entrance Hallway:

6'5" x 12'6" (1.97m x 3.82m)

Stairs to first floor landing, radiator, understairs storage cupboard, smoke alarm and thermostat for central heating system.

#### Cloakroom:

6'6" x 3'8" (2.00m x 1.12m)

With floating WC, wash hand basin, radiator, mirror, extractor fan, tiled flooring.

#### Kitchen/Dining/Family Room:

11'6" x 24'8" (3.51m x 7.54m)

The most stunning room being rear aspect with contemporary base units, drawers, wall cupboards, worktop surfaces, gas hob with extractor hood over, electric double oven, sink unit, UPVC double glazed window, integrated fridge freezer, integrated dishwasher, tiled flooring, double radiator. With large UPVC double glazed window to the front aspect, double doors to the rear gardens, tiled flooring and recess ceiling lights.

#### Utility Room:

6'5" x 5'5" (1.97m x 1.66m)

Plumbing for washing machine and tumble drier, worktop, sink unit, tiled flooring, extractor fan, UPVC double glazed window, mains consumer unit, radiator and cupboard housing the Ideal Logic gas boiler. Digital controls for the heating and hot water system.

#### Lounge:

11'8" x 20'11" (3.56m x 6.40m)

Dual aspect UPVC double glazed windows, two radiators, TV and BT points.

#### First Floor Landing:

Doors to all bedrooms and bathroom, access to loft space, smoke alarm, UPVC double glazed window.

#### Bedroom One:

11'9" x 9'7" (3.60m x 2.93m)

Side aspect UPVC double glazed window, built in three door wardrobes, radiator, TV aerial point and door to en-suite.

#### En-Suite:

7'11" x 4'6" (2.42m x 1.38m)

A contemporary suite co-ordinated with the family bathroom comprising of a double shower cubicle, thermostatic shower and tiled walling, W.C., floating wash hand basin, heated towel rail, UPVC double glazed window, tiled floor and walls, shaver point, extractor fan, recess ceiling lights.

#### Bedroom Two:

11'5" x 8'10" (3.48m x 2.71m)

UPVC double glazed window with dual aspects, radiator, built in wardrobes, TV aerial point.

#### Bedroom Three:

10'2" x 8'11" (3.12m x 2.74m)

UPVC double glazed windows to front aspect, radiator, TV aerial point.

#### Bedroom Four:

9'11" x 9'1" (3.03m x 2.78m )

Rear aspect with UPVC double glazed window having views to the River Severn and beyond, radiator, TV aerial point.

#### Family Bathroom:

11'3" x 6'3" (3.45m x 1.91m)

A contemporary bathroom with W.C., floating wash hand basin, bath with thermostatic shower, tiled floors & walls, UPVC double glazed window, heated towel rail, extractor fan, shaver point and recess ceiling lights.

#### Outside:

To the front of the property, one will find access via the

private road leading to several houses, off road private parking for two cars, garage, enclosed gardens to the side of the garage, front gardens with hedged boundary, outside light and gated side access to the rear gardens.

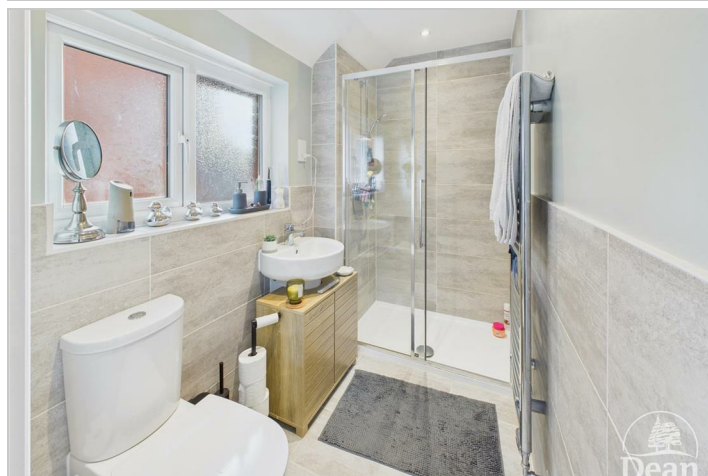
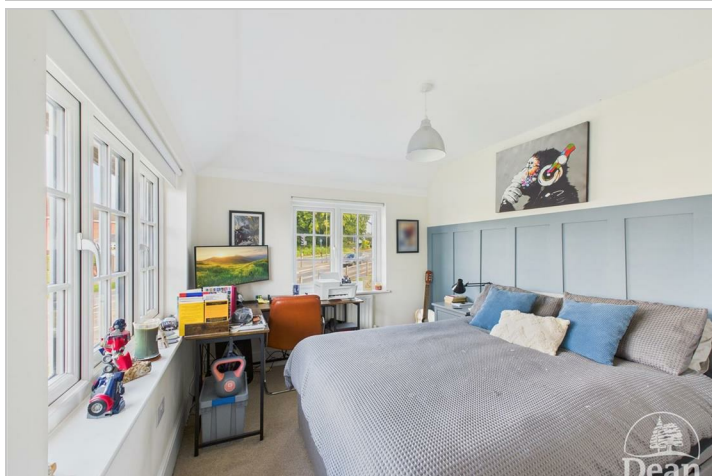
The rear gardens benefit from a landscaped project including a vast decking area for seating and enjoyment of the garden, outside lights, tap and steps down to the lower patio area being fully enclosed.

#### Garage:

Up and over door, power & lighting.

#### Agents Note:

As with most new developments, there is a management service charge due payable and is currently £198.00 per annum.



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.

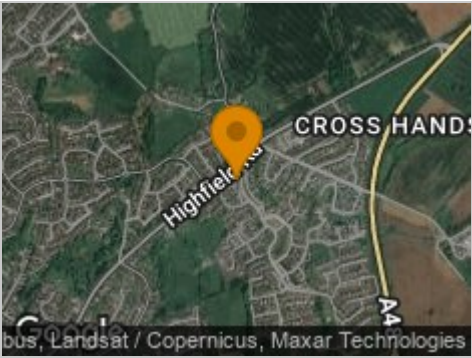
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

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**

**Floor 1**

**Approximate total area<sup>18</sup>**

1318.28 ft<sup>2</sup>  
122.47 m<sup>2</sup>

(1) Excluding balconies and terraces

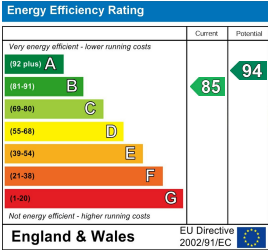
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**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.