



## Orchard Close

Aylburton, Lydney, GL15 6EA

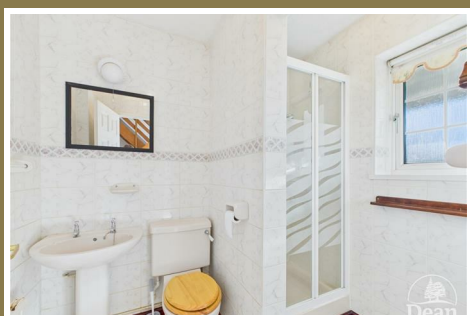
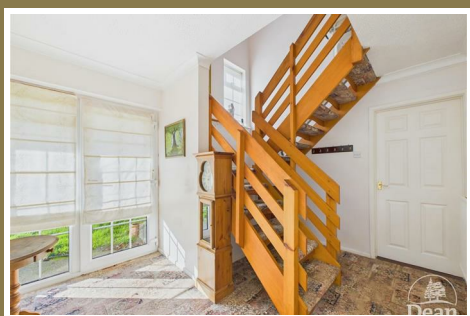
£450,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are proud to offer to the market this four bedroom detached family home in the village of Aylburton. The property offers multiple reception rooms, four substantial bedrooms and large front and rear gardens. With off road parking for multiple cars and a large garage this property is perfect for a growing family.

Aylburton is a very popular Village with a really good community. Village Hall and Primary School close-by, St Mary the Virgin Church, Chapel, Recreational Ground, Public Houses/Restaurants. Plenty of lovely Woodland Walks. Aylburton also has many Country Lanes where you can take in the views of the beautiful surrounding Countryside and is within easy access to Chepstow, Gloucester, Cheltenham M5 & M4.



Approached via UPVC double glazed door:

#### Entrance Lobby:

11'3 x 9'8 (3.43m x 2.95m)

Spacious and bright hallway with open staircase, understairs storage cupboard, double panelled radiator, phone and WiFi.

#### Downstairs Shower Room:

5'4 x 6'10 (1.63m x 2.08m)

Walk-in shower cubicle, wash hand basin, W/C, frosted UPVC double glazed window to front aspect and single panelled radiator.

#### Kitchen:

8'6 x 10'11 (2.59m x 3.33m)

Range of base and eye level units, integrated double oven, electric hob and extractor hood, sink with drainer, space for dishwasher and UPVC double glazed window to rear aspect.

#### Dining Room:

9'3 x 12'1 (2.82m x 3.68m)

UPVC double glazed window to front aspect, single panelled radiator, internal French doors to utility space.

#### Utility:

8'3 x 8'0 (2.51m x 2.44m)

Large space with potential for additional storage to be added. A single panelled radiator, UPVC double glazed door to rear patio area and internal door to garage.

#### Living Room:

11'6 x 21'1 (3.51m x 6.43m)

Sectional living room with space for a home office with UPVC double glazed patio doors to rear garden leading on through to a large double aspect living room with an electric fire place.

#### First Floor Landing:

9'1 x 5'5 (2.77m x 1.65m)

Access to loft hatch, power and lighting.

#### Bedroom One:

15'0 x 10'7 (4.57m x 3.23m)

UPVC double glazed window to rear aspect, double panelled radiator, plenty of space for the addition of storage/wardrobes.

#### Bedroom Two:

11'8 x 10'2 (3.56m x 3.10m)

Bright and spacious second double bedroom,

UPVC double glazed window to front aspect and double panelled radiator.

**Family Bathroom:**

7'8 x 5'5 (2.34m x 1.65m)

W/C, wash hand basin, bath and double panelled radiator.

**Bedroom Three:**

11'10 x 8'1 (3.61m x 2.46m)

UPVC double glazed window to rear aspect, built-in wardrobes and single panelled radiator.

**Bedroom Four:**

11'1 x 6'9 (3.38m x 2.06m)

UPVC double glazed window to front aspect and single panelled radiator.

**Garage:**

9'9 x 21'3 (2.97m x 6.48m)

Power and lighting with plumbing for washing machine. Up and over garage door.

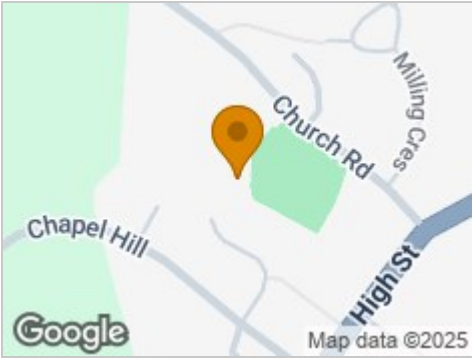
**Outside:**

This property offers a large plot with both front and rear gardens with off road parking for multiple cars.



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Road Map



Hybrid Map



Terrain Map



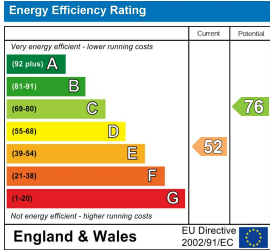
Floor Plan



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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