



**FREEHOLD**

**£375,000**



**LYNG MELL BUNGALOW, WESLEY ROAD, WHITECROFT,  
LYDNEY, GLOUCESTERSHIRE, GL15 4RG**

- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- AMPLE PARKING
- THREE BEDROOMS
- UTILITY ROOM
- GARAGE
- GARDENS WITH PLEASANT VIEWS TO FRONT

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# LYNG MELL BUNGALOW, WESLEY ROAD, WHITECROFT, LYDNEY, GLOUCESTERSHIRE, GL15 4RG

KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, A SPACIOUS DETACHED BUNGALOW IN A SOUGHT AFTER LOCATION AND UNUSUALLY OFFERING THREE BEDROOMS AND TWO RECEPTION ROOMS. THERE IS AN INTEGRAL GARAGE WHICH ALONG WITH THE ROOF VOID COULD BE CONVERTED TO FURTHER ACCOMMODATION BUT AS IS, OFFERS A LOVELY HOME IN THIS POPULAR SPOT.

Whitecroft is an increasingly popular village famed for being the home of the Forest of Dean steam railway and surrounded by large areas of woodland with many cycle and walk trails. It has a popular pub and eating house and is a short distance drive from the town of Lydney with its excellent rail and road links to the area's major cities and towns. Parkend, to the north, has an excellent range of pubs and has a leisure centre and spa (which can be walked to from the property).

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Front door to -

**Spacious Hallway:** Radiator.

**Dining Room:** 11' 6" x 10' 6" (3.5m x 3.2m), Window to side, radiator, archway and steps down to -

**Lounge:** 17' 1" x 12' 10" (5.2m x 3.9m), Inset wood burning stove in fireplace, window to rear, radiator, patio doors to -



**Kitchen:** 10' 10" x 10' 10" (3.3m x 3.3m), Fitted at wall and base level with contemporary high gloss units, sink unit, tiled splash-backs, window to rear, extractor.

**Utility Room:** 10' 10" x 4' 11" (3.3m x 1.5m), Workshop space with plumbing for washing machine, door to rear.

**Bedroom One:** 11' 2" x 10' 6" (3.4m x 3.2m), Window to front, radiator.

**Bedroom Two:** 10' 2" x 7' 10" (3.1m x 2.4m), Window to front, radiator.





**Bedroom Three: 9' 6" x 7' 10" (2.9m x 2.4m),**  
Window to front, radiator.

**Bathroom: 7' 3" x 7' 3" (2.2m x 2.2m),** Quadrant shower cubicle with rain shower, W.C., vanity wash hand basin, pannelled bath, tiling to walls, radiator, window.

**Integral Garage: 15' 9" x 11' 2" (4.8m x 3.4m),**  
Gas boiler for central heating and domestic hot water, power and light, electric roller door, window, access to loft.

**Outside:** Garden to front, side and rear elevations with large patio, lawn, gravelled parking area, electric gate. The front garden has herbaceous border and pleasant view.

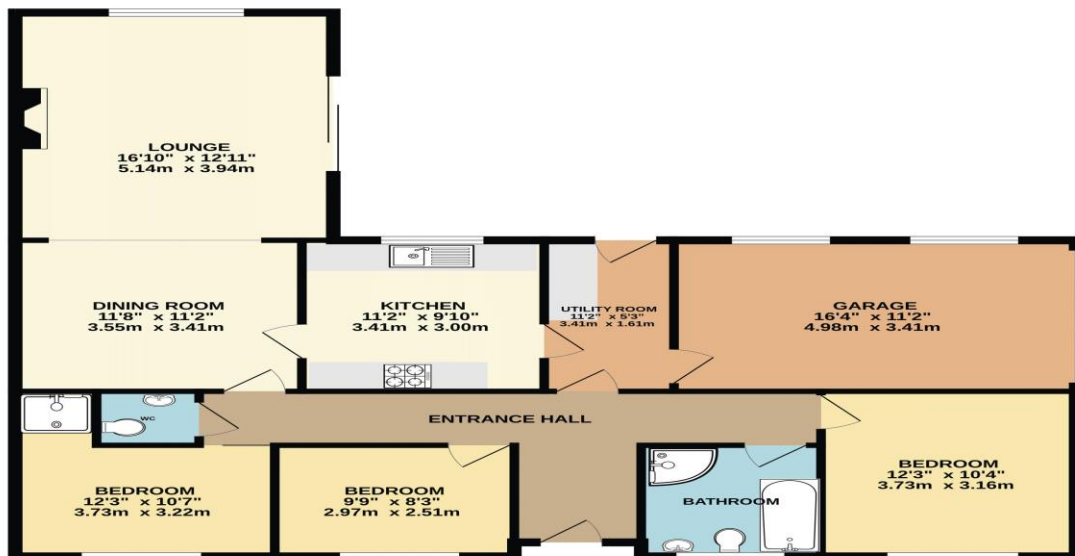
**Services:** All mains services are connected to the property. The heating system and services where applicable have not been tested.



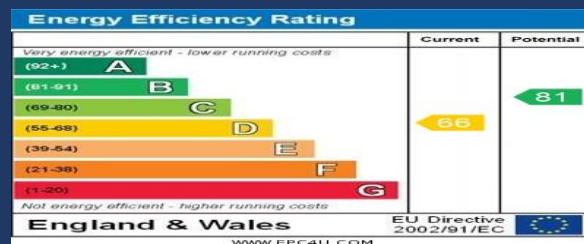
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**

GROUND FLOOR  
1218 sq.ft. (113.2 sq.m.) approx.



TOTAL FLOOR AREA: 1218 sq.ft. (113.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**ABOUT**  
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