



FREEHOLD

£399,995



**9 OAKLANDS PARK, WHITECROFT, LYDNEY,
GLOUCESTERSHIRE, GL15 4PX**

- FOUR BEDROOMS (EN-SUITE TO MASTER)
- GAS CENTRAL HEATING & DOUBLE GLAZING
- MATURE SOUTH FACING GARDEN
- OPEN PLAN KITCHEN/DINING ROOM
- AMPLE PARKING
- COVERED ALFRESCO DINING AREA
- EXCLUSIVE CUL-DE-SAC
- POPULAR VILLAGE LOCATION

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9 OAKLANDS PARK, WHITECROFT, LYDNEY, GLOUCESTERSHIRE, GL15 4PX

A SPACIOUS AND WELL MAINTAINED DETACHED FOUR BEDROOM BUNGALOW IN A POPULAR VILLAGE WITH LARGE LOUNGE, KITCHEN/DINING ROOM, PRIVATE GARDENS AND ALFRESCO DINING AREA.

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.

Entrance door to -

Porch: Tiled floor, door to -

Hall: Radiator, loft access, airing cupboard, built-in cupboard.

Lounge: 14' 8" x 15' 1" (4.47m x 4.61m), Window to front, fireplace with wood-burner, box bay window to side, window to front, radiator.

Kitchen/Diner: 15' 5" x 15' 1" max. (4.71m x 4.59m), Recently refitted at wall and base level with attractive units, sink unit, dresser unit, tiled splash-backs, plumbing for automatic dish washer, French doors to garden, window to side, radiator, integrated oven with gas hob, fridge.



Utility Room: 12' 4" x 7' 7" (3.77m x 2.3m), Sink unit, plumbing for automatic washing machine, door and window to rear, gas boiler providing central heating and domestic hot water, radiator.

Shower Room: Window, tiling to floor, shower cubicle, close box W.C., vanity wash hand basin.

Bedroom One: 10' 8" x 11' 5" (3.26m x 3.49m), Window to front, radiator, built-in wardrobes, En-suite: close box W.C., vanity wash hand basin, shower cubicle.



Bedroom Two: 10' 4" x 10' 3" (3.16m x 3.13m),
Window, radiator.

Bedroom Three: 10' 8" x 7' 8" (3.26m x 2.33m),
Window, radiator, built-in wardrobes.

Bedroom Four: 9' 1" x 7' 7" (2.78m x 2.31m),
Window, radiator.

Outside: Well maintained gardens to front, side and rear elevations with covered patio area, garden shed, garage/converted to music room/office, ample off road parking.

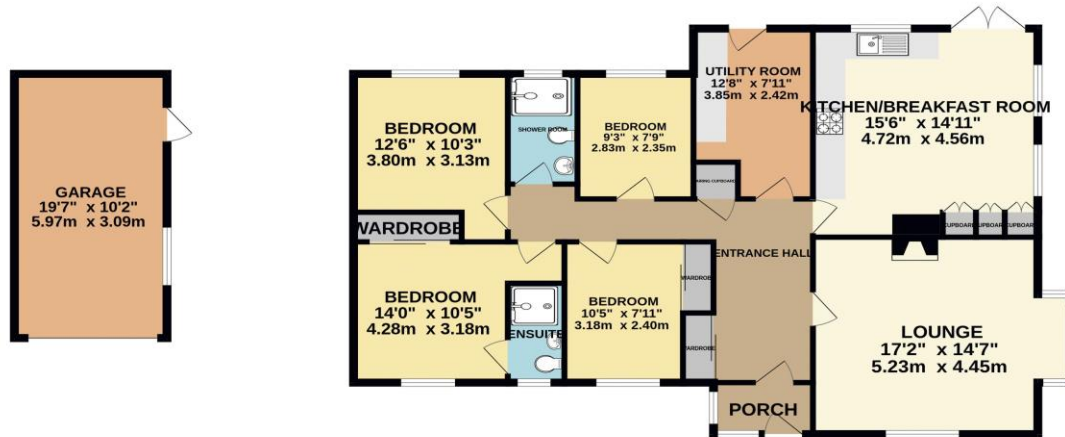
Services: All main services are connected to the property. The heating system and services where applicable have not been tested.



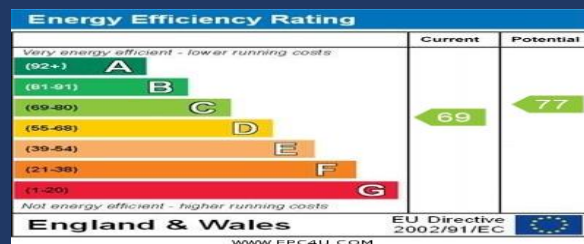
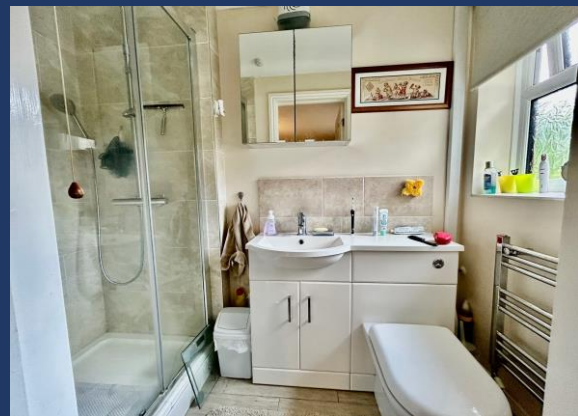
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

GROUND FLOOR 1405 sq.ft. (130.6 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.6 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 mis-statement. 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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PASSIONATE
ABOUT
Property
SINCE 1982