



Daffodil Drive, Lydney GL15 5RE

welcome to

Daffodil Drive, Lydney

WESTERLY FACINGGARAGE & DRIVEWAY*** A four bedroom detached family home located in the sought after location of Lydney.

Accommodation comprises; Entrance Hall, Lounge, Kitchen/Diner, Four Bedrooms, Ensuite & Family Bathroom. The property further benefits from a Garage & Driveway.

Entrance Hall

Double glazed window & door to front, fitted feature storage & sitting area, understairs storage cupboard housing fusebox, stairs to first floor, wood effect luxury vinyl tile flooring

Lounge

16' 1" x 11' 6" (4.90m x 3.51m)

Double glazed window to front bay, feature panelled wall, radiator, wood effect luxury vinyl tile flooring

Kitchen/Diner

19' 8" x 14' 11" (5.99m x 4.55m)

Double glazed window & French doors to rear, a modern fitted kitchen with both wall and floor units with work surfaces over, upstands, 1 1/2 bowl stainless steel sink & drainer, electric double oven with gas hob, stainless steel splashback, cookerhood over, integrated dishwasher, space for American fridge freezer, radiator, wood effect luxury vinyl tile flooring.

Utility Room

Work surface with slim undercounter cupboard, upstands, space for washing machine, wood effect luxury vinyl tiled flooring

Cloakroom

Double glazed window to side, w/c, wash hand basin, tiled splashback, wood effect luxury vinyl tiled flooring,

Landing

Loft access, insulated with light, storage cupboard, radiator

Bedroom One

13' x 9' 6" (3.96m x 2.90m)

Double glazed window to front, radiator

Ensuite

Double glazed window to side, w/c, wash hand basin, double shower cubicle, part tiled walls, chrome effect towel radiator, extractor fan, tile effect vinyl flooring

Bedroom Two

11' 1" x 9' 2" (3.38m x 2.79m)

Double glazed window to rear, radiator

Bedroom Three

10' 3" x 7' 10" (3.12m x 2.39m)

Double glazed window to rear, radiator

Bedroom Four

10' x 9' 3" (3.05m x 2.82m)

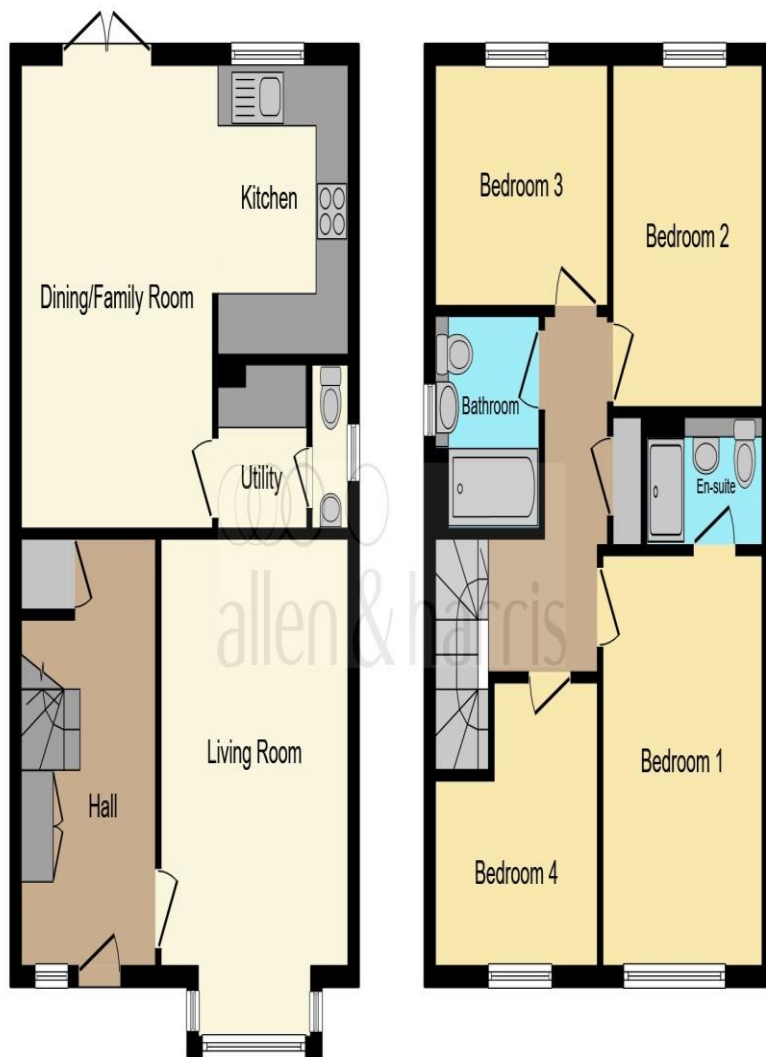
Double glazed window to front, radiator

Bathroom

Double glazed window to side, bath with mixer taps & shower over, w/c with hidden cistern, wash hand basin, chrome effect towel radiator, extractor fan, part tiled walls, tile effect vinyl flooring.

Rear Garden

A westerly facing garden, fully enclosed by boundary fence & wall, laid to patio & lawn, gated side access to driveway.



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Daffodil Drive,
Lydney

- WESTERLY FACING ENCLOSED REAR GARDEN
- GARAGE & DRIVEWAY
- LOUNGE & KITCHEN/DINER
- UTILITY & CLOAKROOM
- FAMILY BATHROOM & ENSUITE

Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers in excess of
£350,000



view this property online allenandharris.co.uk/Property/CPS105255



Property Ref:
CPS105255 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01454 318387



ChippingSodbury@allenandharris.co.uk



7 High Street, Chipping Sodbury, BRISTOL,
Avon, BS37 6BA



allenandharris.co.uk