



Chestnut Way Valley Road
Lydbrook GL17 9QH

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

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Guide Price £375,000

We are delighted to offer for sale this SPACIOUS THREE-DOUBLE-BEDROOM DETACHED CHALET-STYLE HOME, SITUATED IN THE PEACEFUL WORRALL HILL neighbourhood on the edge of Lydbrook, SURROUNDED BY EASILY ACCESSIBLE WOODLANDS. This impressive property features GATED DRIVEWAY PARKING, A SINGLE GARAGE WITH A CARPORT, A LARGE GAMES ROOM/OFFICE, and an ATTRACTIVE, WELL-STOCKED GARDEN.

The accommodation briefly comprises ENTRANCE LOBBY, CLOAKROOM, KITCHEN/DINER and UTILITY on the ground floor with THREE DOUBLE BEDROOMS and a BATHROOM on the first floor. The property is DOUBLE GLAZED and has OIL FIRED CENTRAL HEATING.

Lydbrook Is A Village Located In The Forest Of Dean District Of Gloucestershire, England. Situated In The Western Part Of The Forest Of Dean, It Is Approximately 5 Miles (8 Kilometres) West Of The Town Of Cinderford.

Lydbrook Is Known For Its Scenic Location Along The River Wye And Its Proximity To The Beautiful Wye Valley. The Village Is Surrounded By Picturesque Woodlands, Offering Ample Opportunities For Outdoor Activities Such As Walking, Hiking, And Exploring Nature Trails. The Location Of Lydbrook Provides Easy Access To Nearby Attractions Such As Symonds Yat, A Popular Spot For Outdoor Enthusiasts, And The Forest Of Dean, Which Offers A Host Of Activities And Attractions, Including The Sculpture Trail And Puzzlewood.

Historically, Lydbrook Was A Hub Of Industry, Particularly In The Iron And Coal Mining Sectors. While The Industrial Era Has Passed, Remnants Of Its Industrial Heritage Can Still Be Seen In The Area. The Village Has A Rich History, And There Are Local Landmarks And Buildings That Reflect Its Past.

Lydbrook Offers A Range Of Amenities To Cater To The Needs Of Its Residents. These Include A Village Shop, A Primary School, A Community Centre, And A Pub. These Facilities Contribute To The Sense Of Community And Provide Opportunities For Social Interaction. The Village Hosts Various Events Throughout The Year, Including Festivals And Community Gatherings.



Side aspect upvc double glazed door leads into;

ENTRANCE HALL

Radiator, tiled floor, doors lead into the cloakroom and kitchen/diner.

CLOAKROOM

Low level w.c., wall mounted washbasin with tiled splashbacks, radiator, tiled floor, obscured double glazed side aspect window.

KITCHEN/DINER

19'00 x 16'11 (5.79m x 5.16m)

Kitchen Area- comprising a range of fully fitted wall and base level units with laminate worktops and an inset sink unit with drainer, integral electric oven with lpg fed gas hob and extractor hood over. Tiled walls and floor, door leads into the utility.

Dining Area- plenty of space for a large dining table, hardwood flooring, two double glazed front aspect windows, stairs lead up to the first floor living room.

UTILITY

Fitted laminate worktop and wooden shelving, space and plumbing for a washing machine, fridge and freezer, radiator, tiled floor, side aspect window.

LIVING ROOM

19'07 x 17'02 (5.97m x 5.23m)

A bright and spacious room featuring a brick surround fireplace with multi fuel burning stove sat on a slate tiled hearth, tv point, radiators, two front aspect double glazed skylights, two double glazed side aspect windows providing beautiful Forest views. Door through to a hallway.

HALLWAY

Radiator, airing cupboard with hot water immersion tank, loft access, doors lead off to bedrooms one,two,three and bathroom.





BEDROOM ONE

11'10 x 9'11 (3.61m x 3.02m)

Built in double wardrobe, further built in single wardrobe, radiator, front aspect double glazed window with beautiful elevated Forest Views.

BEDROOM TWO

9'06 x 9'01 (2.90m x 2.77m)

Room for a double bed, radiator, rear aspect window looking out to the garden.

BEDROOM THREE

9'05 x 8'10 (2.87m x 2.69m)

Space for a double bed, laminate wood flooring, radiator, rear aspect window looking out to the garden.



BATHROOM

7'03 x 6'00 (2.21m x 1.83m)

Modern four piece suite comprising a bath, walk-in shower cubicle with electric shower, low level w.c, pedestal washbasin, heated towel rail, tiled walls and floor, obscured rear aspect double glazed window.

INTERNAL GARAGE

22'09 x 11'04 max (6.93m x 3.45m max)

Accessed via a power roller door, power and lighting, door to side aspect. Inner door leads into;

OFFICE/GAMES ROOM

17'07 x 12'11 (5.36m x 3.94m)

Two large built in cupboards, further cupboard housing the oil-fired boiler, two double glazed high level side aspect windows.

OUTSIDE

A pair of gates opens onto the driveway, leading to a timber-framed carport and garage. The front garden is predominantly lawned and bordered by mature hedging. Access to both sides of the property is provided, with steps leading up to the rear garden.

The gardens are mainly laid to lawn, featuring well-stocked, colourful flower and shrub borders. A spacious patio area offers an ideal space for seating and entertaining.

DIRECTIONS

From the Mitcheldean office proceed down to the mini roundabout turning right onto the A4136, continue up and over Plump Hill and upon reaching the traffic lights at Nailbridge proceed straight over. Continue along through Brierley in the direction of Coleford, proceed up the hill and at the brow turn right signposted to Worrall Hill. Take the first right into Valley Road and the property can be found after a short distance on the left hand side.

SERVICES

Mains water, drainage, electric. Oil
Openreach in area

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford,
Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports).

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)





GROUND FLOOR



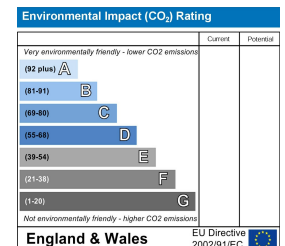
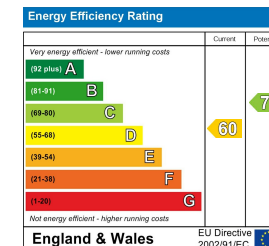
1ST FLOOR



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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