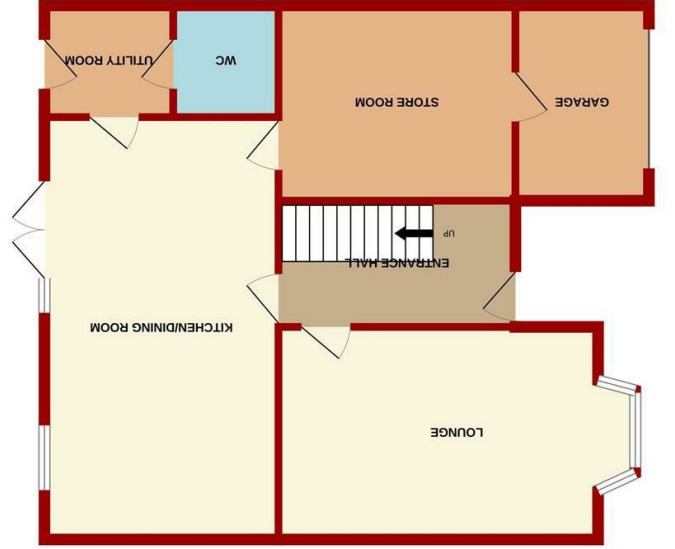
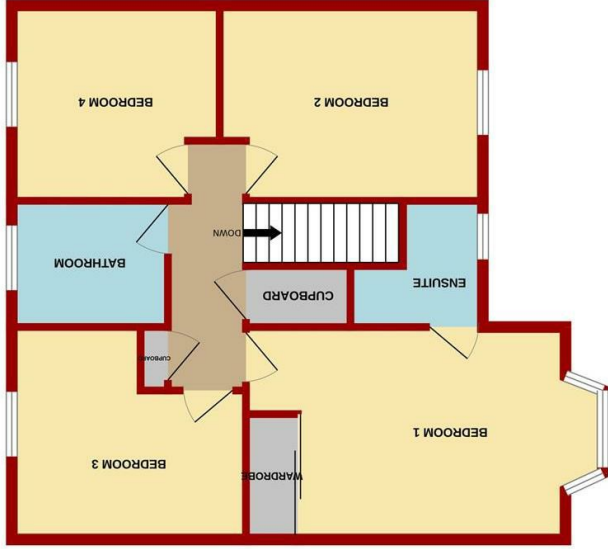
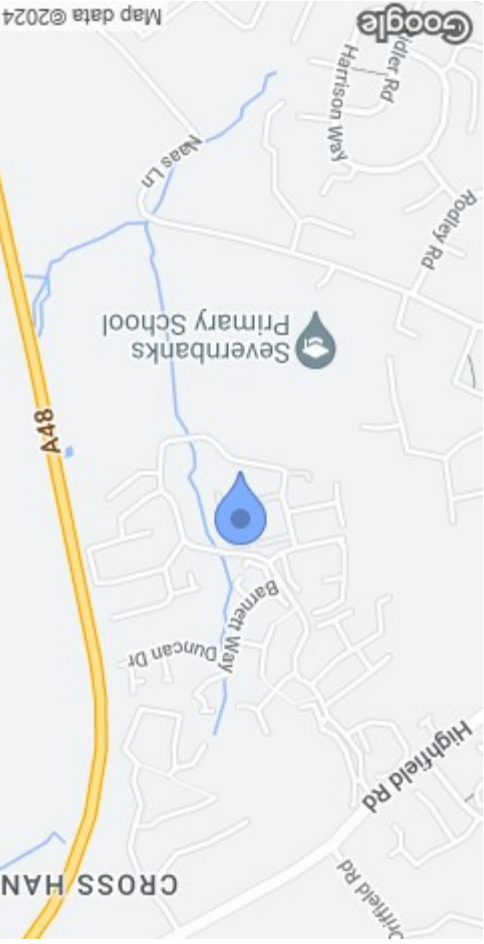




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A (93) to G (35)	 A (10) to G (100)



29 Edwin Jones Way  
 Lydney GL15 5FL



**£415,000**

A well presented four bedroom detached property on the popular new build Redrow development. The property is occupying beautiful front aspect elevation over fields, private driveway, four good sized bedrooms with master bedroom benefitting from an en-suite, private gardens and being sold with no onward chain.

Lydney, which has existed since Roman times, covers approximately eight square miles of Gloucestershire between the Forest of Dean and the River Severn. The town itself stands on the Gloucester to Chepstow main A48 road and extends south-east down to Lydney Harbour, crossing the Gloucester to Cardiff railway line.

Lydney is a busy industrial centre, with a wide range of business activities, made possible by its easy access to several radiating motorways and the Severn Bridge.

The town has a range of amenities to include shops, post office, banks, supermarkets, service station, health centre, local hospital and sport centre. Lydney is fortunate to have four schools within its bounds Dean Academy (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.



Property is accessed via a partly glazed frosted door into:

**ENTRANCE HALLWAY**

Stairs to first floor landing, understairs storage space, power points, radiator.

**LOUNGE**

14'3 x 10'8 (4.34m x 3.25m)

Front aspect UPVC double glazed bay fronted window, radiator, power points, television points.

**KITCHEN/DINER**

9'9 x 21'5 (2.97m x 6.53m)

The kitchen area comprises of a range of wall, draw and base mounted units, granite worktops, stainless steel drainer unit with tap over, rear aspect UPVC double glazed window, built in dishwasher, built in oven, built in microwave, power points, induction hob, extractor fan, inset ceiling spotlights.

In the dining area there is a radiator, television points, power points, rear aspect UPVC double glazed patio doors giving access out onto the rear garden.

**UTILITY**

5'9 x 6'7 (1.75m x 2.01m)

A range of wall, draw and base mounted units, rear aspect UPVC partly glazed frosted door onto the rear garden, space for washer, space for dryer, stainless steel drainer unit with tap over, inset ceiling spotlights.

**CLOAKROOM**

3'0 x 5'9 (0.91m x 1.75m)

Side aspect UPVC double glazed frosted window, close coupled W.C, radiator, sink with tap over.

From the kitchen a doorway gives access into:

**STORE ROOM**

9'9 x 12'1 (2.97m x 3.68m)

Solar unit, Ideal combination boiler, power points, wall and base mounted units, fuse box, a doorway gives access into:

**GARAGE**

9'9 x 6'11 (2.97m x 2.11m)

Accessed via a manual Up and Over door, power, lighting.

FROM THE ENTRANCE HALLWAY STAIRS GIVES ACCESS TO:

**FIRST FLOOR LANDING**

Loft access space, airing cupboard space, radiator.

**BEDROOM 1**

13'0 x 10'8 (3.96m x 3.25m)

Front aspect UPVC double glazed bay fronted window, radiator, television points, power points, built in wardrobe space, a doorway gives access into:

**EN SUITE**

7'3 x 6'5 (2.21m x 1.96m)

Front aspect UPVC double glazed frosted window, walk in shower with mains shower attachment over, sink with tap over, close coupled W.C, heated towel rail, extractor fan, inset ceiling spotlights, shaver point.

**BEDROOM 2**

14'2 x 9'11 (4.32m x 3.02m)

Front aspect UPVC double glazed window, radiator, power points.

**BEDROOM 3**

10'7 x 11'11 (3.23m x 3.63m)

Rear aspect UPVC double glazed window, radiator, power points.

**BEDROOM 4**

9'8 x 9'10 (2.95m x 3.00m)

Rear aspect UPVC double glazed window, radiator, power points.

**BATHROOM**

6'7 x 7'9 (2.01m x 2.36m)

Rear aspect UPVC double glazed window, close coupled W.C, sink with tap over, modern panelled bath with taps and shower attachment over, inset ceiling spotlights, extractor fan.

**OUTSIDE**

To the front of the property a private driveway provides off road parking for two vehicles.

The rear of the property comprises of a barked children's play area, decked area, a laid to lawn section leading into a patioed area, floral borders, all surrounded by fencing.

**SERVICES**

Mains gas, water, drainage & electric.

**WATER RATES**

Severn Trent - to be confirmed.

**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.

**DIRECTIONS**

Upon entering the village of Lydney opposite Tesco petrol station turn left towards the town centre, continue through Lydney and head up Highfield Hill until reaching the traffic lights. At the traffic lights turn right onto the new Redrow development, follow the road until you reach a right hand turning for Herbert Howells Way taking the immediate left onto Edwin Jones Way, follow the road around until the property is found on your left hand side near the bottom of the road.

**PROPERTY SURVEYS**

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

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

