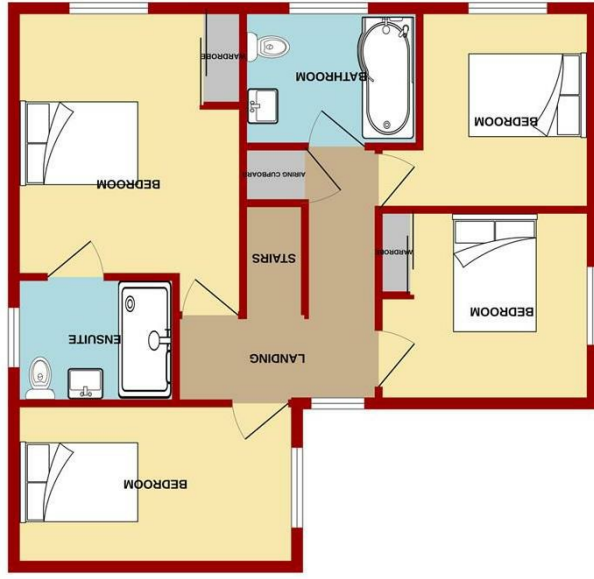
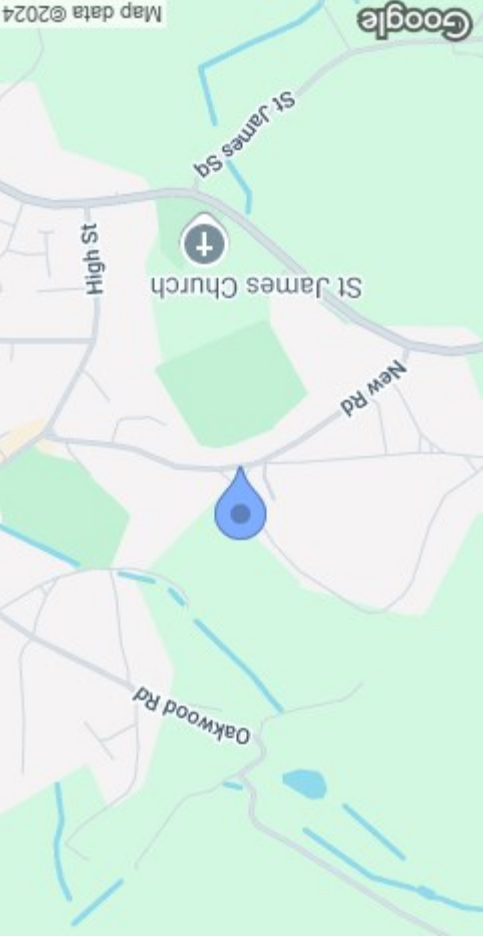




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



1ST FLOOR



GROUND FLOOR



The Glades New Road  
 Bream, Lydney GL15 6HH



STEVE GOOCH  
 ESTATE AGENTS | EST 1985



**£450,000**

SPACIOUS FOUR BEDROOM FAMILY HOME, OFFERING EXCEPTIONAL WELL PRESENTED ACCOMMODATION THROUGHOUT, INCLUDING A BEAUTIFULLY APPOINTED KITCHEN/DINER, MASTER BEDROOM WITH EN-SUITE, LANDSCAPED WRAP AROUND GARDENS, SOLAR PANELS WITH BATTERY AND ELECTRIC CAR CHARGING, DOUBLE CARPORT, ALL SET IN A SOUGHT AFTER VILLAGE LOCATION.

The village of Bream has a number of amenities including shops, library, chemist, doctors surgery, primary school, public houses, garage and church. The nearby market town of Coleford approximately 3½ miles away provide further facilities including secondary education, supermarkets, service stations and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities.



Property is accessed via part double glazed UPVC door into:

**ENTRANCE HALLWAY**

5'09 x 12'02 (1.75m x 3.71m)

Engineered oak flooring, radiator, power points, stairs which lead up to the first floor landing, under stairs storage cupboards, door through into:

**KITCHEN/ DINER**

10'06 x 25'07 (3.20m x 7.80m)

Continuation of engineered oak flooring throughout, made up of an open plan dining area and kitchen area.

**KITCHEN**

A range of wall, drawer and base mounted units, solid oak worktops, integrated appliances to include double oven, integrated dishwasher, four ring induction hob with stainless steel cooker hood above, one and a half bowl single drainer sink unit with mixer tap above, space for fridge/ freezer, part tiled walls, power points, appliance points, breakfast bar, floor to ceiling larder units, built in dressing unit, side aspect double glazed UPVC door out to the parking area and a side aspect double glazed UPVC window.

**DINING AREA**

Space for dining table and chairs, radiator, power points, TV point, inset ceiling spotlights, side aspect double glazed UPVC window, rear aspect double glazed UPVC double doors out onto the patio.

**CLOAKROOM/UTILITY**

5'09 x 4'10 (1.75m x 1.47m)

Low level W.C, wall mounted wash hand basin, heated towel rail, part tiled walls, rolled edge work surfaces with space and plumbing for washing and space for a tumble drier underneath, inset ceiling spotlights, rear aspect double glazed UPVC frosted window.

**LOUNGE**

10'07 x 17'05 (3.23m x 5.31m)

Engineered oak flooring, feature fireplace with inset long burning stove and solid mantel above, inset ceiling spotlights, radiator, power points, TV point, front, rear and side aspect double glazed UPVC window.

**LANDING**

Radiator, power points, access to loft space, door into the airing cupboard housing a pressurised cylinder, door into:

**BEDROOM ONE**

10'07 x 14'03 (3.23m x 4.34m)

Radiator, power points, sliding doors into built in wardrobes, front aspect double glazed UPVC window, door through into:

**ENSUITE**

7'01 x 4'05 (2.16m x 1.35m)

Recently re-fitted with tiled flooring, tiled walls, walk in shower, vanity wash hand basin, low level W.C, heated towel rail, side aspect double glazed UPVC frosted window.

**BEDROOM TWO**

13'05 x 7'09 (4.09m x 2.36m)

Radiator, power points, access to loft space, rear aspect double glazed UPVC window.

**BEDROOM THREE**

8'00 x 10'08 (2.44m x 3.25m)

Radiator, power points, sliding doors into built in wardrobe, side aspect double glazed UPVC window.

**BEDROOM FOUR**

8'11 x 8'06 (2.72m x 2.59m)

Radiator, power points, front aspect double glazed UPVC window.

**BATHROOM**

7'11 x 5'08 (2.41m x 1.73m)

P-shaped bath with shower over and is enclosed by tiling, tiled flooring, W.C, vanity wash hand basin with tiled splashback, heated towel rail, inset ceiling spotlights, front aspect double glazed UPVC frosted window.

**OUTSIDE**

There are electric motored wooden gates leading on to a block paved driveway which holds four cars including the double carport. On the driveway there is a cupboard housing the solar panel controls and solar battery along with a car charging point.

From here there is a slate chipping area with an attractive blue spruce tree, enclosed bin and outside storage, gated access to both sides of the property with a paved path which leads all the way around the house.

The side and rear gardens have been thoughtfully landscaped with a decked seating area, large lawn, railway sleepers with flower beds, mature shrubs and bushes, further patio seating area, garden shed, gate into a hidden area where oil tank is kept, outside power points, outside tap, all enclosed by fencing.

**SERVICES**

Mains Water, Electricity, Drainage and Oil Heating, Solar Panels (owned by the property) with battery and electric car charging point.

**WATER RATES**

Severn Trent.

**LOCAL AUTHORITY**

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

**TENURE**

Freehold.

**VIEWINGS**

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**

What3words: ///test.acrobatic.amber

From Bream High Street turn on to New Road where the property can be found after a short distance on the right hand side.

**PROPERTY SURVEYS**

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

