

[illegible]

This floor plan shows a 3-bedroom house with a lounge, kitchen/diner, and utility room. The layout includes:

- Bedroom 1:** A large bedroom at the front left, featuring a bay window and access to a front garden.
- Bedroom 2:** A medium-sized bedroom at the back left, featuring a bay window and access to a rear garden.
- Bedroom 3:** A small bedroom at the back right, featuring a bay window and access to a rear garden.
- Bathroom:** A small bathroom located between Bedroom 2 and Bedroom 3.
- Hall:** A central hall connecting the bedrooms and bathroom to the rest of the house.
- Kitchen/Diner:** A large open-plan area at the front right, featuring a bay window and access to a front garden.
- Lounge:** A large open-plan area at the front right, featuring a bay window and access to a front garden.
- Utility Room:** A small utility room located between the kitchen/diner and the lounge.
- Entrance Hall:** A small entrance hall located between the utility room and the lounge.
- Wardrobe:** A small wardrobe located between the lounge and the utility room.
- Ensuite:** A small ensuite bathroom located between the lounge and the utility room.
- Hall:** A small hall located between the lounge and the utility room.
- Wardrobe:** A small wardrobe located between the lounge and the utility room.



STEVE GOOCH
ESTATE AGENTS | EST 1985

£195,000

This superb TWO/THREE BEDROOM OVER 55's PARK HOME offers 12 MONTHS FULL RESIDENTIAL living in the tranquil setting of Clanna Country Park. Enjoy COUNTRYSIDE VIEWS, a MASTER BEDROOM WITH EN-SUITE, a MODERN KITCHEN/DINING ROOM, and a cosy LOUNGE WITH FIREPLACE. With OFF ROAD PARKING, WRAP AROUND GARDENS, and a peaceful, community-focused lifestyle, early VIEWING is HIGHLY ADVISED!

Clanna is a peaceful rural hamlet situated just outside the historic town of Lydney, offering an ideal balance between countryside tranquillity and convenient access to local amenities. Nestled within the picturesque surroundings of the Forest of Dean, Clanna enjoys a serene setting while remaining within easy reach of the A48 and major motorway links, providing excellent connectivity to Gloucester, Chepstow, and beyond. The nearby town of Lydney offers a comprehensive range of facilities, including shops, supermarkets, a health centre, leisure centre, and well-regarded primary and secondary schools. Clanna presents a desirable location for those seeking a quiet, rural lifestyle without compromising on modern convenience.



ENTRANCE HALLWAY

5'5" x 4'9" (1.65m x 1.45m)
Doors leading to kitchen, lounge and utility area.

LOUNGE

14'06 x 14'06 (4.42m x 4.42m)
Side aspect double glazed upvc window, two rear aspect double glazed upvc window which give lovely countryside views, French doors leading out to the side garden, radiator, power points, fireplace with surround, double doors leading through

KITCHEN/ DINER

12'01 x 19'05 (3.68m x 5.92m)

KITCHEN

A modern kitchen comprising of wall, drawer and base mounted units, four ring gas hob with extractor fan above, oven and grill, one and a half bowl single drainer stainless steel sink unit with mixer tap above, side aspect double glazed upvc window, power points.

From the hallway, door giving access into:

DINING ROOM

Side aspect double glazed upvc window, radiator, power points.

UTILITY ROOM

5'00 x 4'09 (1.52m x 1.45m)

A range of wall units, space and plumbing for washing machine and tumble dryer, power points, air vents.

BEDROOM ONE

12'06 x 9'06 (3.81m x 2.90m)

Side aspect double glazed upvc window, doors giving access into wardrobe space, radiator, power points, door leading into:

EN-SUITE

4'09 x 4'04 (1.45m x 1.32m)

Walk in shower unit with shower off the mains, wash hand basin, WC, front aspect double glazed upvc frosted stained glass window, radiator.

BEDROOM TWO

9'00 x 9'05 (2.74m x 2.87m)

Side aspect double glazed upvc window, doors leading into wardrobe space, radiator, power points.

BEDROOM THREE

5'00 x 6'07 (1.52m x 2.01m)

Side aspect double glazed upvc window, storage cupboard, radiator, power points.

BATHROOM

5'09 x 6'06 (1.75m x 1.98m)

Side aspect double glazed upvc frosted stain glass window, bath with bath taps over and a rainfall shower above, wash hand basin unit with mixer tap, WC, heated towel rail.

OUTSIDE

To the side of the property there is a driveway which offers parking for 2 vehicles.

There is a wrap around garden which comprises of a patio area, lawned area and a lovely view of the countryside, all enclosed by fencing and walls.

SERVICES

Mains water, mains electric, mains drainage, LPG.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Included in service charge.

LOCAL AUTHORITY

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

TENURE

Leasehold in perpetuity.
This means the property is held on a lease that has no fixed end date, effectively giving buyers the right to occupy the home indefinitely, much like a freehold. This provides long-term security without the concerns of a typical lease running out or needing renewal, making it a reassuring option for buyers seeking a permanent residence.

Service charge £218 monthly, this includes water, sewage and site upkeep.

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

From Coleford Town centre, proceed to the traffic lights and turn right signposted Lydney/Chepstow. Follow along this road for approximately 6 miles, passing through the villages of Sling and Bream, following the signs for Lydney. Upon reaching Lydney, you will come to a T junction with Tesco opposite you. Turn right signposted to Chepstow and follow this road along passing through the villages of Aylburton and Alvington. At Robert Colthart Garage turn right signposted Woolaston/Netherend. Continue past the Post Office and turn right signposted Smallbrook. Continue to the crossroads and continue straight over taking the next left into Clanna Country Park. Once in the park follow the road and the property can be found tucked away in a quiet corner of the park.

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.

