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10 Wetherleigh Drive, Highnam, GL2 8LW £375,000

Situated in the charming village of Highnam, this FOUR bedroom detached family home on Wetherleigh Drive. Perfectly situated near the local primary school the property offers CONSERVATORY, OFF ROAD PARKING, SINGLE GARAGE **CHAIN FREE**

Entrance Hall

Living Room 19'1 x 11'0 (5.82m x 3.35m)

Kitchen 9'9 x 8'9 (2.97m x 2.67m)

Dining Room 10'4 x 9'11 (3.15m x 3.02m)

Conservatory 9'6 x 9'1 (2.90m x 2.77m)

Bedroom 1 10'8 x 10'2 (3.25m x 3.10m)

Bedroom 2 10'2 x 10'0 (3.10m x 3.05m)

Bedroom 3 10'10 s 8'9 (3.30m s 2.67m)

Bedroom 4 8'10 x 8'1 (2.69m x 2.46m)

Bathroom

OUTSIDE

Situated on a no through road, the driveway has ample off road parking, leading to the detached single GARAGE.

The mature rear garden is mainly laid to lawn with a large patio area various trees and shrubs planted all being enclosed.

Services

Mains drainage, gas Forest Of Dean district council tax band D

Tenure

Freehold

Ground Floor Approx. 57.0 sq. metres (613.2 sq. feet) Conservatory 2.90m x 2.77m (9'6" x 9'1") **First Floor** Approx. 48.6 sq. metres (523.5 sq. feet) Bedroom 4 Dining Bedroom 2 2.69m x 2.46m (8'10" x 8'1") **Kitchen** Room 2.97m x 2.67m (9'9" x 8'9") 3.10m x 3.05m (10'2" x 10') 3.14m x 3.02m (10'4" x 9'11") Entrance **Bathroom** Hall Living Bedroom 1 Room 5.82m (19'1") x 3.36m (11') max 3.25m x 3.10m (10'8" x 10'2") **Bedroom 3** 3.30m x 2.67m (10'10" x 8'9")

Total area: approx. 105.6 sq. metres (1136.7 sq. feet)

Area Map

A417 Energy Efficiency Rating LASSINGTON (92 plus) A 61 (39-54) Not energy efficient - higher running costs EU Directive 2002/91/EC **England & Wales** Environmental Impact (CO₂) Rating HIGHNAM GREEN (92 plus) 🔼 (81-91) 66 Highnam (39-54) OVER A40 Coogle Map data @2025 England & Wales

Energy Efficiency Graph

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