



AYLBURTON

Guide price **£450,000**



ARCHER & Co

8 ORCHARD CLOSE

Aylburton, Lydney, Gloucestershire GL15 6EA



4 bed detached property
Sought-after village location of Aylburton
No upper chain

Nestled in a tranquil area of Aylburton, this modern detached house is ideally suited for comfortable family living. The property features a well-maintained garden with a charming pathway leading to an inviting porch. Inside, the spacious layout is illuminated by large windows that fill the rooms with natural light. The home offers multiple living and dining areas, perfect for entertaining or relaxing with loved ones. Warm colour tones and low-pile carpets create a welcoming and cosy ambiance. The kitchen is both practical and stylish, with ample worktop space and generous storage options. A modern bathroom, complete with elegant tiling and glass shower enclosures, adds convenience and style. With freehold tenure, this beautiful home presents an excellent opportunity for a family looking to settle in a peaceful community while remaining close to local amenities.



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KEY FEATURES

- Modern detached house with four bedrooms
- Large garden
- Sought after location of Aylburton
- No upper chain
- Cul-de-sac location



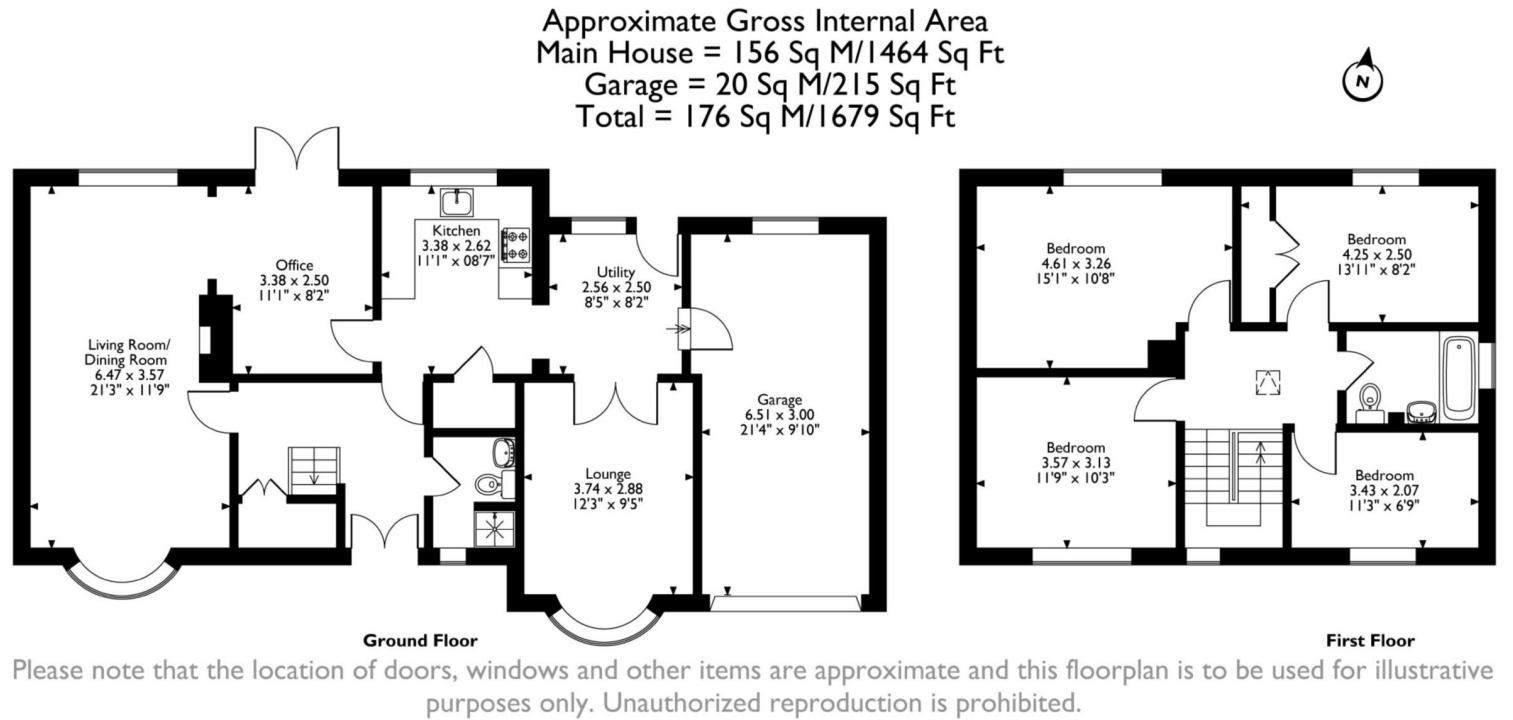
STEP INSIDE



Upon entering the house, you are greeted by spacious interiors that flow seamlessly from room to room.

The first reception room is designed for relaxation, offering ample space for furnishings and decor, while the second reception room can serve as a dining area or a versatile space for a home office if desired. Large windows throughout the property flood the rooms with natural light, creating a bright and airy atmosphere. The warm colour palette complements the low-pile carpets, giving the home a cosy and inviting feel.

The kitchen, conveniently located within the layout, is both functional and well-equipped, providing ample worktop space for meal preparation. It comfortably accommodates everyday cooking needs, making it ideal for family living. Storage is plentiful, with thoughtfully designed cupboards and shelves ensuring everything has its place.



The property features four well-proportioned bedrooms, perfect for families of all sizes.

Each bedroom is adaptable, allowing for various furniture arrangements and personal touches.

The modern bathroom, finished with elegant tiling and sleek fixtures, exemplifies quality and contemporary design.

STEP OUTSIDE



Outside, the property is surrounded by a charming garden that enhances its curb appeal. The garden is accentuated by flowering bushes and shrubs that provide a splash of colour throughout the seasons. A pathway leading to the porch creates an inviting approach to the house. The garden extends to the rear, offering potential for personal landscaping or simply a space for children to play. The peaceful green surroundings contribute to a sense of privacy, while still being conveniently located near community amenities. This outdoor space is ideal for relaxing in the sun or hosting gatherings with family and friends.

AGENT'S NOTE: The property is currently going through the probate process.

INFORMATION

Postcode: GL15 6EA
Tenure: Freehold
Tax Band: E
Heating: Oil
Drainage: Mains
EPC: E





DIRECTIONS

What3words: ///design.thud.firmly



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	52	76
England & Wales	EU Directive 2002/91/EC	

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