Dean
ESTATE AGENTS

Tel: 01594 835751
Email: coleford@deanestateagents.co.uk

School Road

Lydbrook, Gloucestershire, GL17 9PL

£320,000

3 2 1 D

A well presented & deceptively spacious detached family home, offering bright & versatile accommodation arranged over two floors, with an impressive open-plan living space & generous outdoor areas.

The heart of the home is the spacious open plan lounge, kitchen & dining area, providing an excellent setting for both everyday living & entertaining. The modern fitted kitchen features a range of white units, ample worktop space & integrated cooking appliances, whilst the generous living & dining areas benefit from plenty of natural light and attractive wood-effect flooring. The property further benefits from a separate utility room & conveniently positioned shower room on this level.

The lower floor offers three well-proportioned bedrooms, all benefiting from attractive wood-effect flooring, alongside a further shower room & useful built-in storage.

Outside, the property enjoys a generous, enclosed garden featuring a lawned area, substantial paved patio and timber storage shed, providing plenty of space for outdoor seating, entertaining & family activities. A further attractive paved courtyard area provides additional outdoor space, whilst the surrounding countryside & hillside views create a pleasant backdrop.

Further benefits include off-road parking, double glazing & central heating. Offering spacious accommodation, practical living arrangements & generous outside space, this detached home would make an ideal purchase for a range of buyers.

Approached via a UPVC obscure double glazed door with obscure glazed window to side into:

Entrance Porch:
5'4" x 7'10" (1.64m x 2.39m)
Stairs to lower ground floor with UPVC double glazed French doors, door to entrance hallway, power & lighting.

Entrance Hallway:
4'9" x 6'5" (1.45m x 1.98m)
Doors to open plan lounge/kitchen, shower room & utility room, stairs to ground floor landing, smoke alarm, lighting.

Shower Room:
5'7" x 6'4" (1.72m x 1.95m)
UPVC double glazed window to front aspect, shower cubicle with internal mood lighting, massage directional jets, rainfall shower head, computer controlled controls & Bluetooth facility, W.C., wash hand basin, wood flooring, extractor fan, recess ceiling lights, ceramic tiled walls, mirror.

Utility Room:
6'0" x 3'9" (1.84m x 1.16m)
Electric boiler, extractor fan, space & plumbing for washing machine, wood flooring, mains consumer unit.

Open Plan Lounge/Kitchen:
26'2" x 18'9" (8.00m x 5.72m)
A contemporary kitchen comprising of base units, wall units, worktops, single drainer sink unit, electric hob with extractor fan over, electric oven, recess ceiling lights, wood flooring, space & plumbing for dishwasher, UPVC double glazed window to rear aspect, woodland views, wood flooring, TV point, store cupboard, panelled radiators, swan home security system.

Ground Floor Landing:
7'4" x 6'7" (2.26m x 2.02m)
UPVC double glazed door to rear gardens, ceramic tiled flooring, panelled radiator, UPVC double glazed window to side aspect, understairs cupboard with light, smoke alarm.

Bedroom One:
11'8" x 9'6" (3.56m x 2.92m)
UPVC double glazed window with to rear aspect with woodland views, ceramic tiled flooring.

Bedroom Two:
10'7" x 9'3" (3.24m x 2.84m)
UPVC double glazed window to front aspect, wood flooring, panelled radiator, recess storage space, TV aerial point.

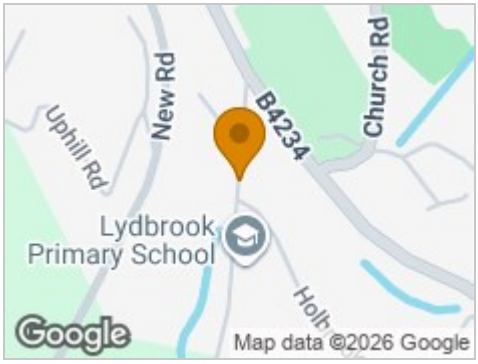
Bedroom Three:
10'7" x 9'1" (3.24m x 2.77m)
UPVC double glazed window to front aspect, wood flooring, panelled radiator, TV aerial point.

Shower Room:
5'9" x 5'7" (1.76m x 1.71m)
W.C., wash hand basin, corner shower cubicle with mains shower, ceramic tiled flooring, extractor fan, shaver point & light, wall mirror, panelled radiator, recess ceiling lights.

Outside:
The property is approached via either the level access path from the highway to the front entrance door. The parking area is block paved and hosts parking for numerous vehicles with turning space. The side gardens lead to the private rear gardens with fenced boundaries and views across the surrounding area. A large patio area will be found to the immediate rear of the house and into the lawned gardens. Large L shaped garden shed. There is also another powered underground lobby.

Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.
These details do not constitute any part of any Offer, Contract or Tenancy Agreement.
Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.
Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map

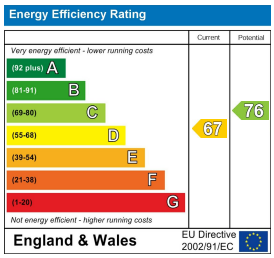
Terrain Map

Floor Plan

Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

14 St John Street, Coleford, Gloucestershire, GL16 8AR
Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk

The Property Ombudsman