



13 Harrison Way
Lydney GL15 5BN



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Lydney GL15 5BN

£300,000

SPACIOUS AND VERSATILE FOUR-BEDROOM FAMILY HOME extending to approximately 1,457 SQ FT, enjoying a **LARGE KITCHEN/DINING ROOM, MULTIPLE RECEPTION SPACES** including a **STUDY** and **SNUG/FIFTH BEDROOM, OFF ROAD PARKING** and an **ENCLOSED REAR GARDEN** with **DECKED ENTERTAINING AREA** and **PERGOLA**

Lydney, which has existed since Roman times, covers approximately eight square miles of Gloucestershire between the Forest of Dean and the River Severn. The town itself stands on the Gloucester to Chepstow main A48 road and extends south-east down to Lydney Harbour, crossing the Gloucester to Cardiff railway line.

Lydney is a busy industrial centre, with a wide range of business activities, made possible by its easy access to several radiating motorways and the Severn Bridge.

The town has a range of amenities to include shops, post office, banks, two large supermarkets, service station, health centre and sport centre. Lydney is fortunate to have four schools within its bounds Dean Academy (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.



ENTRANCE HALLWAY

Accessed via a UPVC double glazed front door, with stairs leading to the first floor and doors to the kitchen/diner and study.

KITCHEN/DINER

19'08 x 13'10 (5.99m x 4.22m)

A spacious and sociable L-shape room fitted with a range of base, wall and drawer mounted units with worktops over. One and a half bowl sink and single drainer unit, space for range cooker with extractor above and further space and plumbing for appliances, rear aspect double glazed UPVC window. Dining area with ample room for table and doors leading through to the play room, living room and utility.

UTILITY ROOM

7'11 x 6'07 (2.41m x 2.01m)

Fitted with additional work surface and space and plumbing for appliances, sink unit with mixer tap above, providing useful additional storage and practicality.

LIVING ROOM

16'07 x 11'00 (5.05m x 3.35m)

A well proportioned main reception room with opening through to the play room, offering a light and airy living space ideal for relaxing and entertaining also with rear aspect UPVC window and double doors out to the decked area and garden beyond.

DINING/ PLAYROOM

10'07 x 7'10 (3.23m x 2.39m)

A separate reception space, currently used as a playroom, rear aspect double glazed UPVC window and side aspect door to the lean-to.

LEAN-TO

5'00 x 12'11 (1.52m x 3.94m)

Useful storage area with doors to the front driveway and rear door to the garden.





STUDY

9'05 x 6'01 (2.87m x 1.85m)

Accessed via a door from the kitchen/diner, a versatile room offering flexibility currently used as a study with a front aspect double glazed UPVC window and door into:

SNUG

9'04 x 9'00 (2.84m x 2.74m)

A further reception room, which could also be used as a fifth bedroom.

FIRST FLOOR LANDING

With access to loft space and doors leading to all bedrooms and family bathroom.

BEDROOM ONE

11'05 x 11'07 (3.48m x 3.53m)

A generous double bedroom with fitted wardrobes, rear aspect double glazed UPVC window and door leading to:

EN SUITE

4'11 x 6'02 (1.50m x 1.88m)

Comprising shower enclosure, low level WC, wash hand basin and rear aspect double glazed UPVC window.

BEDROOM TWO

10'10 x 10'07 (3.30m x 3.23m)

A spacious double bedroom with front aspect double glazed UPVC window.

BEDROOM THREE

9'05 x 12'07 (2.87m x 3.84m)

A well proportioned double bedroom with rear aspect double glazed UPVC window.

BEDROOM FOUR

10'10 x 6'06 (3.30m x 1.98m)

A comfortable single bedroom with front aspect double glazed UPVC window.



FAMILY BATHROOM

5'07 x 10'07 (1.70m x 3.23m)

White suite comprising panelled bath, separate shower unit, low level WC and wash hand basin, with space for additional storage, inset ceiling spot lights, side aspect double glazed UPVC window

OUTSIDE

To the front of the property there is a gravelled driveway providing off road parking.

The rear garden is enclosed and mainly laid to lawn, offering a great space for families, with a paved seating area adjoining the property. A raised decked seating area with covered pergola provides an ideal spot for outdoor dining and entertaining.

To the rear of the garden there is a useful outbuilding / shed and a separate enclosed section, ideal for children's play area, pets or additional storage. The garden is bordered by fencing and benefits from a high degree of privacy.

SERVICES

Mains Gas, Electricity, Water and Drainage.

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

Severn Trent - rates to be advised.

LOCAL AUTHORITY

Council Tax Band: B

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

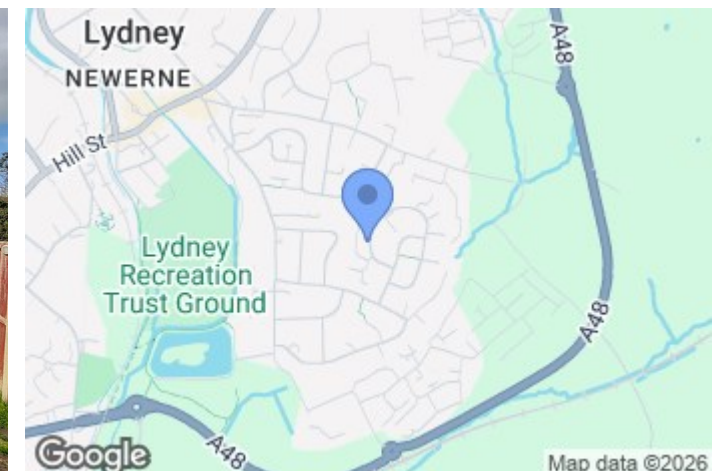
From Lydney High Street, continue along onto Newerne Street and then turn right onto Hamms Road and then immediately left onto Naas Lane. Continue along this road and then turn right onto Rodley Road. Take a left turning onto Harrison Way and then take a right at the junction. The property can be found on your right hand side via our For Sale board.

PROPERTY SURVEYS

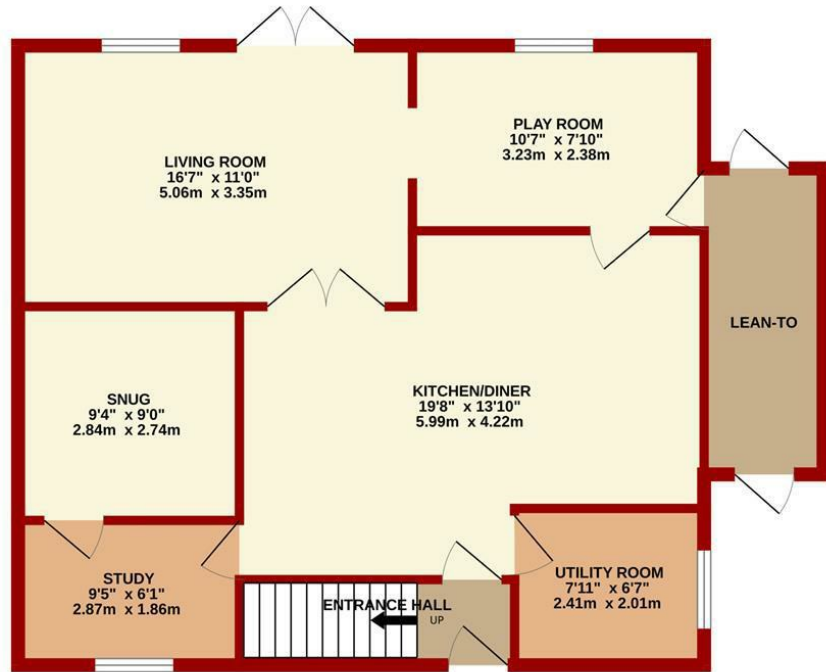
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

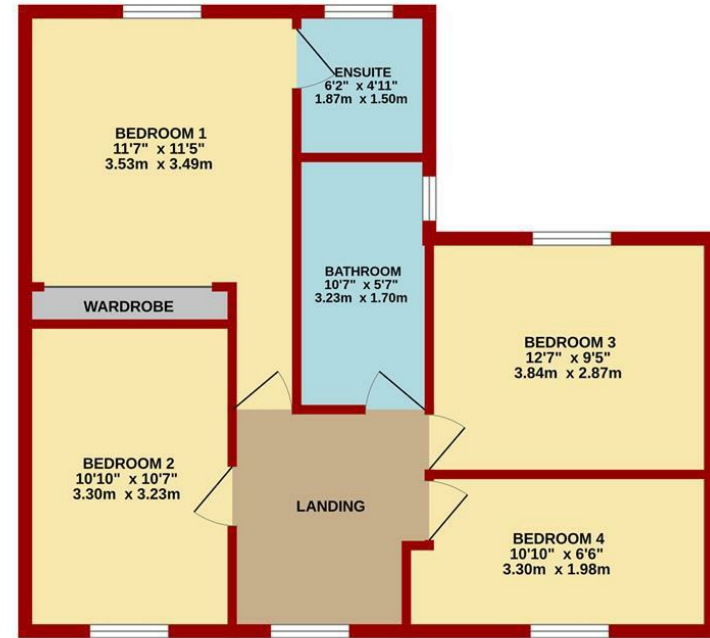
These details are yet to be approved by the vendor. Please contact the office for verified details.



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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 ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-64) D				(55-64) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	76	78	England & Wales	EU Directive 2002/91/EC	





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