Sunnycroft Castlemain
Parkend, Lydney GL15 4HH

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£490,000

Set within the SOUGHT AFTER VILLAGE OF PARKEND, this beautifully balanced FOUR-BEDROOM DETACHED HOME offers almost 2,000 SQ FT of versatile living space, positioned on a mature and wonderfully private plot approaching ONE-FIFTH OF AN ACRE. Brimming with PERIOD CHARM, GENEROUS ROOM SIZES and excellent natural light. With MULTIPLE RECEPTION AREAS, flexible WORK-FROM-HOME SPACE, ample PARKING and EXPANSIVE GARDENS, this is a superb home for families, and anyone seeking a PEACEFUL VILLAGE LIFESTYLE with excellent access to LYDNEY and wider transport links.

The highly popular village of Parkend is in the heart of the Forest of Dean. The village amenities include two public houses, a Post Office and Hairdresser. The Village is also home to the Dean Forest railway, Nagshead nature reserve and Whitemead Forest Park.

The larger towns of Lydney and Coleford are approximately 3 miles away and offer a wide range of facilities including Shops, Bank, Building Societies, Supermarkets, Sports Centre, Train and Bus services and various Schools.

ENTRANCE VESTIBULE
7'04 x 4'06 (2.24m x 1.37m)
Accessed via a composite door. Front and side aspect UPVC double-glazed windows, inset ceiling spotlights, power points.

ENTRANCE HALLWAY
7'00 x 16'07 (2.13m x 5.05m)
Wooden flooring, radiator, power points, stairs to first floor, understairs storage cupboard. Doors lead to lounge, office and kitchen.

LOUNGE
14'00 x 15'04 (4.27m x 4.67m)
Wooden flooring, feature fireplace with inset log burner, radiator, TV point, power points. Side aspect UPVC window and front aspect UPVC bay window with fitted shutters.

OFFICE
14'01 x 10'05 (4.29m x 3.18m)
Built-in bookcases, radiator, power points and a side aspect UPVC bay window.

KITCHEN/DINER
23'07 x 20'11 (max) (7.19m x 6.38m (max))
L-shaped. Tiled flooring, a range of base, wall and drawer units with rolled-edge worktops. Single bowl stainless steel sink with mixer tap, four-ring electric hob with stainless steel hood, eye-level oven, space and plumbing for washing machine, space for fridge/freezer. Radiator, power points, rear and side aspect UPVC windows and UPVC French doors opening onto the garden. Ample dining area.

GARDEN ROOM
11'03 x 14'09 (3.43m x 4.50m)
Tiled flooring, underfloor heating, power points. Side, front and rear aspect UPVC windows providing a lovely panoramic garden view.

UTILITY ROOM
6'08 x 7'01 (2.03m x 2.16m)
Continuation of tiled flooring, base units, one-and-a-half bowl sink with mixer tap, plumbing for washing machine and tumble dryer, radiator, Velux roof light and door to garden.

WET ROOM
5'05 x 8'03 (1.65m x 2.51m)
Walk-in shower, vanity basin, WC, heated towel rail, inset spotlights, Velux roof light and front aspect frosted UPVC window.

FIRST FLOOR LANDING
Power point, side aspect frosted UPVC window, access to all bedrooms and both bathrooms.

BEDROOM ONE
11'05 x 15'06 (3.48m x 4.72m)
Radiator, power points, extensive built-in wardrobes, front aspect UPVC bay window with fitted shutters.

BEDROOM TWO
12'03 x 10'10 (3.73m x 3.30m)
Radiator, power points, side and rear aspect UPVC windows.

BEDROOM THREE
12'00 x 9'07 (3.66m x 2.92m)
Built-in wardrobes with sliding doors, radiator, power points and side aspect UPVC window.

BEDROOM FOUR
7'00 x 8'00 (2.13m x 2.44m)
Radiator, power points, loft access, front aspect UPVC window with shutters.

SHOWER ROOM
5'05 x 11'00 (1.65m x 3.35m)
Walk-in fully tiled shower enclosure with mains shower, vanity basin, heated towel rail, storage cupboard, tiled floor and part-tiled walls.

BATHROOM
8'02 x 7'06 (2.49m x 2.29m)
White suite comprising panelled bath, WC, vanity basin and bidet. Tiled floor, part-tiled walls, heated towel rail and frosted rear aspect UPVC window.

OUTSIDE
A beautifully established plot approaching 1/5th of an acre, offering privacy and greenery from every angle. Landscaped lawns, mature trees, shaped borders, winding pathways and multiple seating areas. Raised deck and timber workshop toward the rear. Gravelled parking area to the front, with the property enjoying a prominent village setting with lovely views across the surrounding area.

SERVICES
Mains Water, Drainage, Electricity and Oil.

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 tbc.

LOCAL AUTHORITY
Council Tax Band: D
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 Coleford town centre proceed to the traffic lights and turn right on to Old Station Way, turn left on to Lords Hill continue along this road leaving the town until you reach the village of Parkend. Proceed through the village and turn right proceeding past The Fountain Inn, at the cross roads proceed straight over on to the Yorkley Road where the property can be found on your left 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
1106 sq.ft. (102.7 sq.m.) approx.

1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.

TOTAL FLOOR AREA : 1956 sq.ft. (181.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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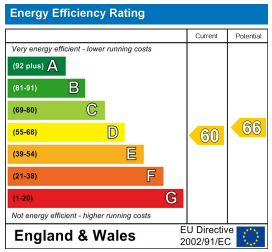

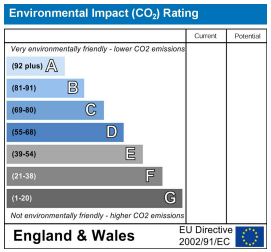

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.