



LYDBROOK

Offers over **£325,000**



1 THE ANCHORAGE

Central Lydbrook, Lydbrook, Gloucestershire GL17 9SB



Modern link-detached property in a private position
Three well-proportioned bedrooms, Office
Ample parking beside the house, a large garage

This stunning link-detached property offers a stylish interior with a spacious lounge, sleek kitchen, and large utility room. Enjoy three well-sized bedrooms and a newly renovated contemporary family bathroom.

Step outside to a tiered rear garden featuring a generous patio area, perfect for entertaining. With ample parking beside the house, a larger-than-average garage, which has partly been converted into a home office space. Having space for up to four vehicles opposite, this home combines convenience and charm

Lydbrook offers a wealth of local amenities including a primary school plus three reputable pubs, a post office, a convenience store, a health centre, an Indian restaurant and an award-winning fish and chip shop.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.



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KEY FEATURES

- Modern link-detached property in a private position
- Spacious lounge, dining area, and sleek kitchen with high-quality appliances
- Large utility room and convenient ground-floor cloakroom.
- Three well-proportioned bedrooms and newly renovated contemporary family bathroom
- Tiered rear garden featuring a large patio area, perfect for outdoor entertaining.
- Ample parking beside the house, a larger-than-average garage, Home office. Additional parking for up to four vehicles opposite



STEP INSIDE



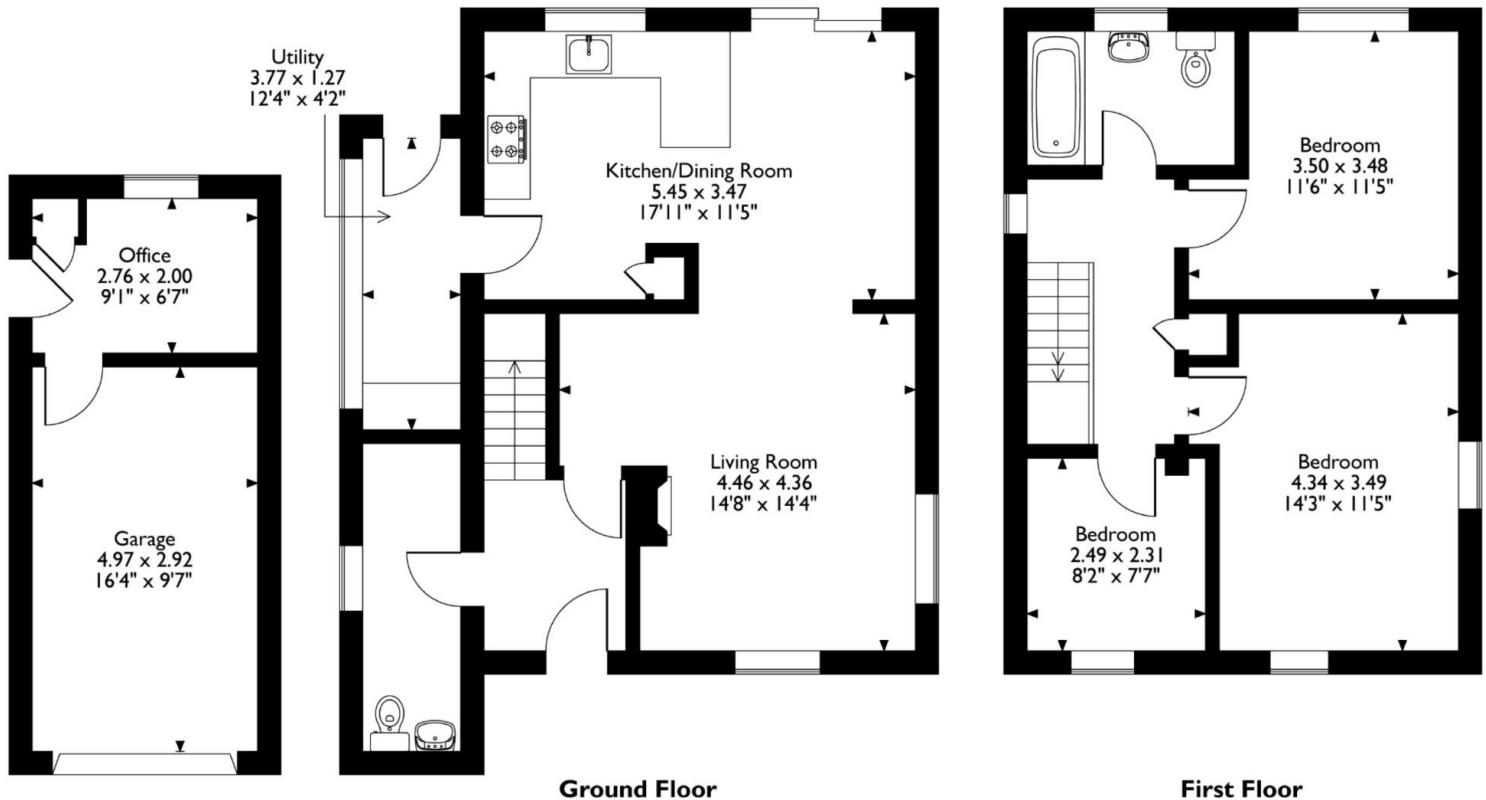
This modern link-detached property, set in a private position on a secluded driveway, offers stylish living throughout. Upon entering, you're greeted by a spacious and welcoming entrance hall that leads to all main areas of the home.

The bright and airy lounge provides a comfortable space for relaxation, with large windows allowing plenty of natural light as well as built in cupboards.

Adjacent is the dining area, which seamlessly connects to the modern, fully equipped kitchen. The kitchen features sleek countertops, ample storage space, and high-quality appliances, perfect for family meals or entertaining.

A generously sized utility room is situated off the kitchen, offering additional storage and functionality, ideal for laundry and extra workspace. The ground floor also includes a convenient cloakroom.

Approximate Gross Internal Area
 Main House = 101 Sq M/1088 Sq Ft
 Garage/Office = 21 Sq M/226 Sq Ft
 Total = 122 Sq M/1314 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the property boasts three well-proportioned bedrooms, all tastefully decorated with modern finishes. The master bedroom enjoys views over the open fields at the rear, while the remaining bedrooms are spacious and versatile, perfect for family, guests, or a home office. Upstairs, the property boasts three well-proportioned bedrooms, all tastefully decorated with modern finishes. The master bedroom enjoys forest views at the rear, while the remaining bedrooms are spacious and versatile, perfect for family, guests, or a home office.

The newly fitted contemporary family bathroom is stylishly finished, offering a bath with double headed shower over and modern tiling.

Throughout the home, double-glazed windows provide energy efficiency, and mains gas central heating ensures year-round comfort. The modern design and thoughtful layout create a bright, inviting atmosphere, making this home both functional and aesthetically pleasing.

STEP OUTSIDE



Outside, the property includes parking beside the house, leading to a larger-than-average garage, with additional private parking for up to four vehicles opposite.

The rear garden is private with access into the garage which has partly been converted into a home office space. The garden has benefitted from a new terrace area at the top of the garden, perfect for eating outside, soaking in the forest views and catching the last of the evening sun. There is also gated side access to the front.

INFORMATION

Postcode: GL17 9SB

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From Lydbrook, head north on the B4234 where you will find The Anchor on your right pull into the parking area where a drive through will lead you to the property on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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