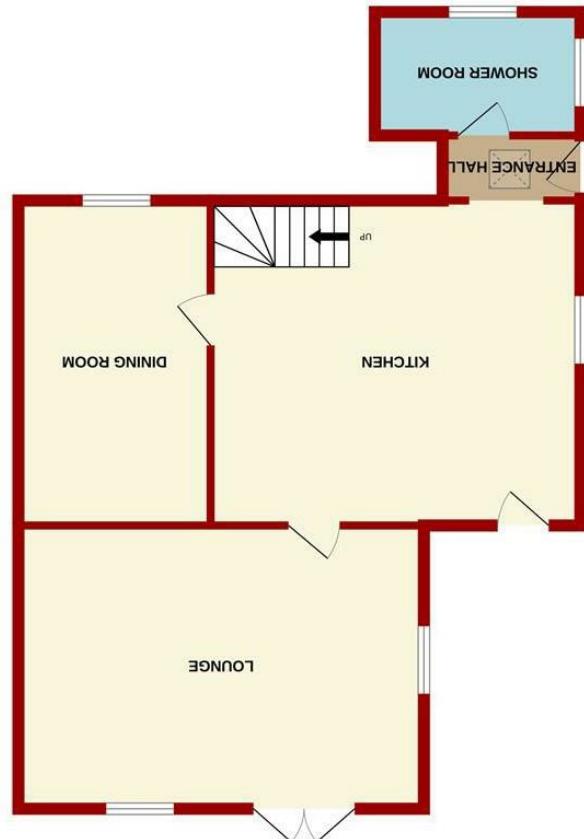
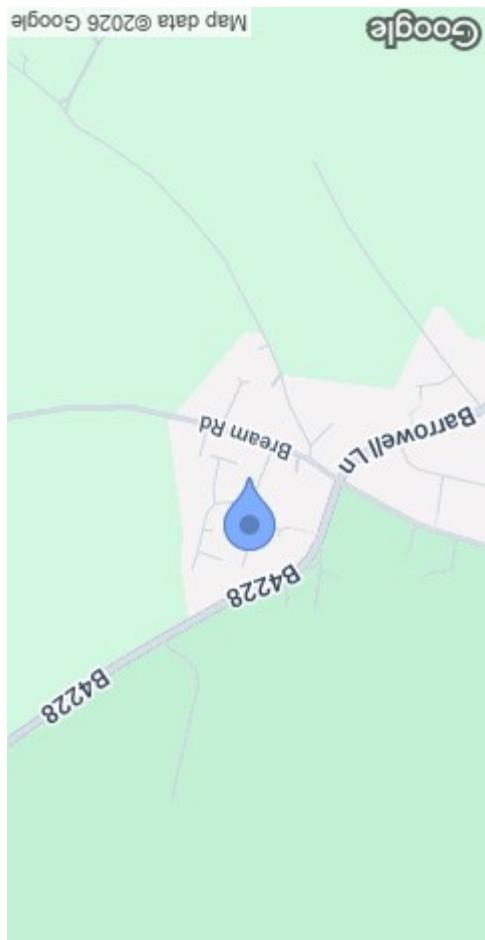
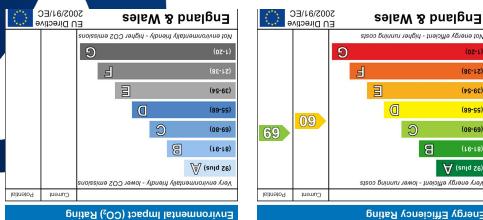


All reasonable steps have been taken with the preparation of these particulars to check the information given. The particulars do not constitute a contract or part of a contract. All measurements are approximate and not guaranteed to be correct. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not complete the property and fixtures and fittings 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 cannot be inferred that any items shown are included in the sale.

MISREPRESENTATION DISCLAIMER



Measurements are approximate. Not to scale. Illustrative purposes only.
TOTAL FLOOR AREA: 1212 sq.ft. (112.6 sq.m.) approx.

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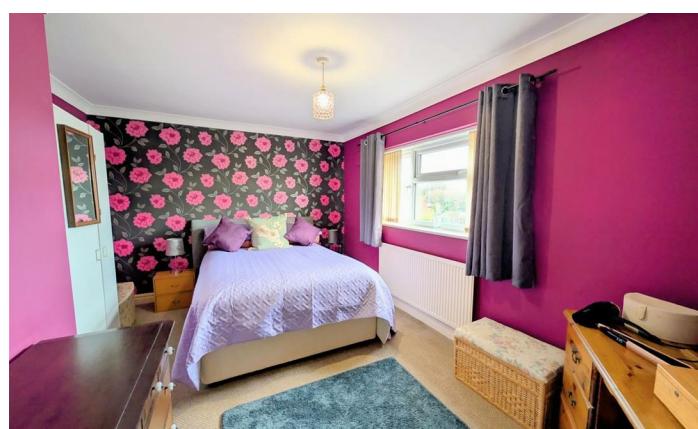
34 Smithville Close
St. Briavels, Lydney GL15 6TN

 STEVE GOOCH
ESTATE AGENTS | EST 1985

£355,000

BEAUTIFULLY PRESENTED AND EXTENDED THREE DOUBLE BEDROOM HOME finished to a HIGH STANDARD offering a STUNNING OPEN-PLAN KITCHEN / DINER / LIVING SPACE WITH UNDERFLOOR HEATING , DETACHED GARAGE, OFF-ROAD PARKING and LANDSCAPED, PRIVATE GARDENS, situated in the sought-after village of St Briavels.

The village of St Briavels is a sought after location in the Forest of Dean, offering local amenities to include primary school, church, castle and pub. It is high above the Wye Valley between Monmouth and Chepstow and although rural and peaceful is also easily accessible to the A40/A48 and the M4/M5/M50.



ENTRANCE HALL

6'08 x 3'02 (2.03m x 0.97m)

Accessed via a partially double-glazed frosted uPVC door. Featuring tiled flooring, space for shoe and coat storage and a vaulted roof light. Door leading through to the shower room.

SHOWER ROOM

10'00 x 6'0 (3.05m x 1.83m)

Fitted with a walk-in shower enclosure with rainfall shower and tiled surround, low-level WC and vanity wash hand basin. Heated towel rail, electric radiator, fully tiled walls and floor and inset ceiling spotlights with PIR sensor. Front and side-facing double-glazed uPVC windows.

KITCHEN/DINER/LIVING SPACE

18'00 x 15'10 (5.49m x 4.83m)

An impressive open-plan space fitted with a range of base, wall and drawer-mounted units with granite worktops and granite upstands. Belfast sink, integrated fridge, integrated dishwasher and space for range-style cooker. Central kitchen island with granite worktop and breakfast bar seating. Tiled flooring with underfloor heating, ample power and appliance points and space for a dining table or additional seating area. Understairs storage cupboard and stairs rising to the first floor. Door leading through to the dining room.

DINING ROOM

15'10 x 9'04 (4.83m x 2.84m)

Featuring radiator, power points, coving, feature fireplace and front-facing double-glazed uPVC window.

LOUNGE

19'09 x 13'10 (6.02m x 4.22m)

A spacious reception room with feature fireplace incorporating an inset multi-fuel stove. Radiators, power points, television points, coving and side and rear-facing double-glazed uPVC windows. Double doors opening directly onto the garden.

FIRST FLOOR LANDING

With power point, access to loft space and front-facing double-glazed uPVC window.

BEDROOM ONE

14'09 x 10'01 (4.50m x 3.07m)

A generous double bedroom with radiator, power points, coving and rear-facing double-glazed uPVC window.

BEDROOM TWO

10'00 x 8'05 (3.05m x 2.57m)

Double bedroom with radiator, power points, coving and rear-facing double-glazed uPVC window.

BEDROOM THREE

9'04 x 7'01 (2.84m x 2.16m)

Featuring radiator, power points, coving and front-facing double-glazed uPVC window.

BATHROOM

6'10 x 5'04 (2.08m x 1.63m)

Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin and heated towel rail. Fully tiled walls and floor with inset ceiling spotlights. Door leading to airing cupboard.

SEPARATE WC

4'04 x 2'07 (1.32m x 0.79m)

Comprising low-level WC, radiator, fully tiled walls and floor and front-facing double-glazed uPVC window.

OUTSIDE

To the front of the property is gated access leading to the entrance porch and a selection of seating areas, including a patio and stone-chipped areas with space for table and chairs, overlooking the village green. The oil-fired combi boiler is also located externally.

Gated side access leads to a private, covered seating area with patio and outside power, previously housing a hot tub. A door provides access back into the kitchen, with a further gate leading to the rear garden.

The rear garden is fully enclosed and landscaped, predominantly laid to lawn with a surrounding concrete pathway and seating areas. Off-road parking is available for one vehicle with an external power point.

DETACHED GARAGE

19'07 x 10'01 (5.97m x 3.07m)

A substantial detached garage currently used as a workshop. Featuring an up-and-over door to the front, personal door to the rear, side-facing double-glazed uPVC window, loft storage above, wood-burning stove, Belfast sink with running water, plumbing for washing machine and tumble dryer, power and lighting.

SERVICES

Mains water, electricity and drainage. Oil central heating.

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 Coleford town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow, continue along until reaching the traffic lights and proceed straight over. Proceed along this road for approximately three miles until reaching the village of St. Briavels turning left into Cross Keys then left again into Smithville Close and follow the road along where the property can be found set back on the 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.