



Guide price £260,000

TENURE : FREEHOLD

Oak Way, Littledean, GL14 3PG

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

**Spacious three bedroom semi detached village home
plus additional flexible reception space**

**Impressive open-plan kitchen and dining space
Large**

**Separate lounge
rear garden with entertaining areas**

Aroha Properties
Unit 1 Regents Walk, Newerne Street, Lydney, Gloucestershire, GL155RF
sales@arohaproperties.co.uk | 01594368200
Website: <https://aroha.globalnoticeboard.com>



A spacious three bedroom semi-detached village home in Littledean, offering a superb open-plan kitchen and dining area, a pleasant rural outlook, and a large secure garden. Further benefits include off-road parking and excellent commuting links to Gloucester, making it ideal for first-time buyers and families.

Entrance Via

UPVC double-glazed door with obscured glazing and inset obscured glazed window.

Reception Hallway - 4.17m × 1.86 m (13'8" × 6'1")

Welcoming and bright with carpeted flooring throughout and open stairwell to the first floor. Central lighting and radiator. Handy understairs space, perfect for coats and shoes, with power point.

Open Plan Living Space - 7.79 m × 3.60 m (25'6" × 11'9")

This exceptional room is perfect for families or entertaining, boasting a large and versatile space.

Kitchen

UPVC double-glazed window to the rear with garden outlook. Excellent range of base and eye level fitted units and drawers with rolled top worksurfaces and tiled splashbacks. Feature central island with rolled top worksurface, fitted units and wine storage, with space for breakfast bar seating at each end. Integrated Indesit double oven and hob with extractor above. Space and plumbing for washing machine and fridge/freezer. 1½ bowl stainless steel sink and drainer, spot lighting, and wall mounted gas central heating boiler. Open into,

Living / dining space

UPVC double-glazed patio doors with beautiful rural outlook and opening into the front garden. Central pendant lighting and two radiators. Wood effect laminate flooring and range of power points. Space for a large dining table and cosy seating areas.

Lounge - 6.21 m × 2.93 m (20'4" × 9'7")

UPVC double-glazed patio doors giving access to the rear garden and flooding the room with natural light. Feature wall lighting and large radiator. Plush carpeted flooring throughout and a range of power points. This cosy room is ideal for relaxing and movie nights.

Home Office/ Storage Room - 1.59 m × 2.91 m (5'2" × 9'6")

This handy and versatile space is ideal for growing families. Having feature wall lighting, power points and carpeted flooring.

Inner Hallway

Obscured UPVC double-glazed door to the rear garden. Central lighting, wood effect flooring and doors leading off.

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Downstairs W.C - 1.59 m × 0.75 m (5'2" × 2'5")

Obscured UPVC double-glazed window to the rear aspect. White low level push button W.C and modern vanity unit with integral wash hand basin and mixer tap. Tiled splashbacks, wood effect flooring and central lighting.

First floor landing

Carpeted flooring, central pendant lighting, airing cupboard with shelving, access to loft space and doors leading off to.

Bedroom one - 4.03 m × 3.00 m (13'2" × 9'9")

Large bedroom with UPVC double-glazed window to front aspect with countryside out look, carpeted flooring, wall mounted radiator, pendant lighting, and power points.

Bedroom two - 3.69 m × 3.48 m (12'1" × 11'5")

Double-glazed UPVC window to rear aspect with radiator under, carpeted flooring, pendant lighting, and ceiling fan with integrated light.

Bedroom three - 2.84 m × 2.53 m (9'3" × 8'3")

Double-glazed UPVC window to front aspect with wall mounted radiator below, carpeted flooring, pendant lighting, over bulkhead storage with shelving and hanging rail, and power points.

Bathroom - 1.66 m × 2.02 m (5'5" × 6'7")

Obscure double-glazed window to rear aspect, tile effect vinyl flooring, three-piece white suite comprising of panel bath with Mira shower and attachment above, pedestal wash hand basin with chrome effect mixer tap, and low-level push button WC. Tiled walls, chrome effect heated towel rail and central lighting.

To the outside

At the front of the property is a lovely garden with countryside views. Having gated pedestrian access and secure boundaries. A hedge provides privacy and the garden is easily maintained with paved pathways and gravelled areas. Wooden storage shed and access to the side.

To the rear

The fabulous garden is perfect for families and entertaining. Having secure fenced boundaries and wooden gates giving access to the gravelled driveway. A paved pathway leads through the lawned area and steps lead down to the charming patio terrace. There is a brick-built storage shed with power and lighting, and a fantastic bespoke children's raised playhouse equipped with decking, fireman's pole and slide. The garden, features a delightful patio area with fitted Lay-Z-Spa, pergola and outdoor lighting. The garden also has outside power and enjoys a pleasant outlook.

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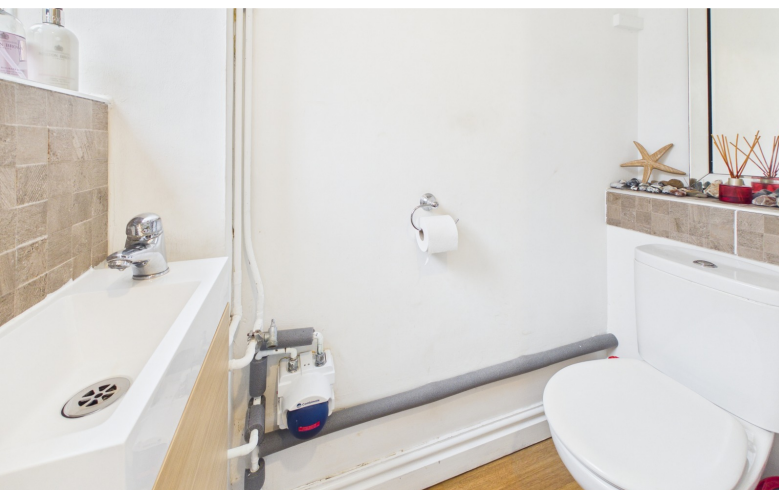
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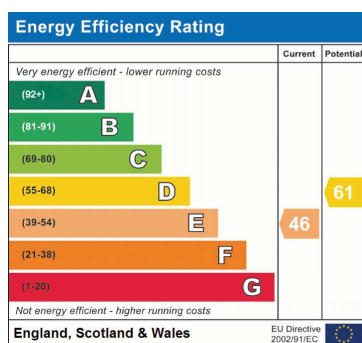
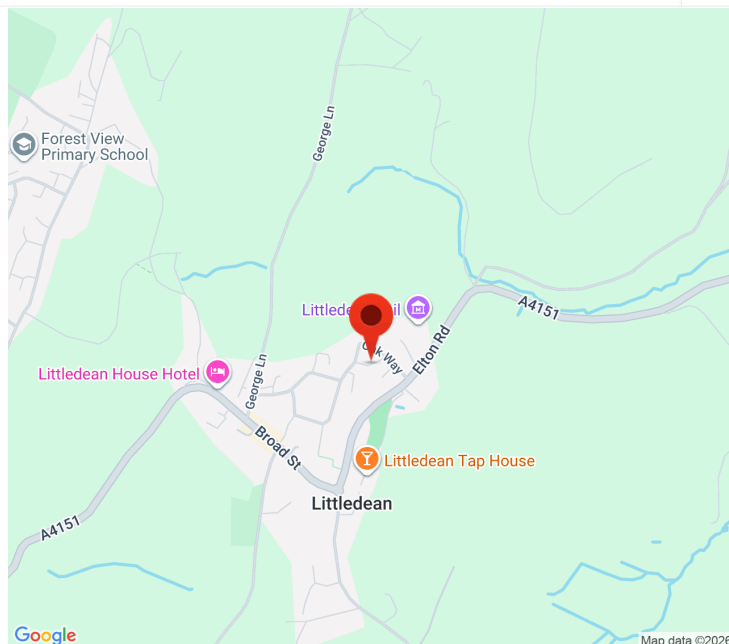
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