



Clanna Lane

Alvington, Lydney, GL15 6BD

£275,000



A beautifully presented three bedroom semi-detached home, offering a wonderful blend of character and modern styling throughout. Situated in a semi-rural setting, this charming property enjoys spacious accommodation, a stunning rear garden and is being sold with no onward chain.

The property benefits from a cozy lounge with feature wood burner, modern fitted kitchen, stylish downstairs shower room and three well-proportioned bedrooms. Outside, the home boasts beautifully maintained gardens with multiple seating areas, outbuildings and useful covered storage.



The property is accessed via a partially glazed UPVC door into:

Entrance Hallway:

6'3 x 5'3 (1.91m x 1.60m)

Front aspect UPVC double glazed frosted tilt and turn window, radiator, power points, stairs to first floor landing and doors leading to all ground floor rooms.

Lounge:

10'4 x 15'1 (3.15m x 4.60m)

Dual aspect room with front aspect UPVC double glazed tilt and turn window and rear aspect UPVC double glazed tilt and turn window. Feature wood burner with exposed brick surround, radiator and power points.

Shower Room:

6 x 5'6 (1.83m x 1.68m)

Front aspect UPVC double glazed frosted tilt and turn window. Modern suite comprising walk-in shower with rainfall shower overhead, WC, wash hand basin with mixer tap, heated towel rail and cupboard housing the Ideal combination boiler.

Kitchen:

9'8 x 9'2 (2.95m x 2.79m)

Rear aspect UPVC double glazed window and

UPVC double glazed door providing access to the garden. Fitted with a range of base and wall units, Belfast sink with mixer tap, built-in oven, gas hob with extractor over, space and plumbing for washing machine and space for large fridge/freezer. Useful understairs storage cupboard with additional rear aspect UPVC double glazed window, radiator and ample storage space.

First Floor Landing:

5'9 x 7'4 (1.75m x 2.24m)

Rear aspect UPVC double glazed tilt and turn window, loft access and doors to:

Bedroom One:

9'10 x 15'1 (3.00m x 4.60m)

Dual aspect room with front and rear aspect UPVC double glazed tilt and turn windows. Feature fireplace, decorative paneled ceiling, radiator and power points.

Bedroom Two:

10'6 x 7'4 (3.20m x 2.24m)

Front aspect UPVC double glazed tilt and turn window, feature fireplace, decorative paneled ceiling, radiator and power points.

Bedroom Three:

7'4 x 7'4 (2.24m x 2.24m)

Rear aspect UPVC double glazed tilt and turn window, feature fireplace, decorative paneled ceiling, radiator and power points.

Outside:

To the front of the property, a pathway leads to the entrance with lawned areas and established floral borders. There is also side gated access leading to the rear garden and a useful covered storage area ideal for bins and log storage.

The rear garden is beautifully maintained and comprises of a patio seating area leading to a pathway through the center of the garden, opening to a lawned area with established borders. To the rear are useful sheds and additional outbuilding/storage space, along with an outside tap.



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Road Map



Hybrid Map



Terrain Map



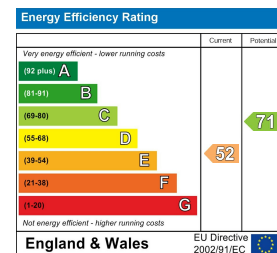
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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