



## Bailey Hill

Yorkley, Lydney, GL15 4RS

£385,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* BACKING ONTO OPEN FIELDS\*\*\*

Dean Estate Agents are thrilled to advertise 'For Sale' this well presented three bedroom detached property situated in the sought after village of Yorkley.

The property benefits from entrance hallway, downstairs cloakroom, lounge with bay window, separate dining room, fitted kitchen, utility room, three bedrooms, family bathroom, oil central heating, double glazing, garage and off road parking for several vehicles, gardens to front and rear overlooking open fields.



#### Entrance Hall :

3'7" x 13'5" (1.11 x 4.11)

Entered via UPVC door, glazed door to lounge and kitchen, stairs to first floor, built in under stairs cupboard, radiator.

#### Cloakroom :

3'0" x 5'9" (0.92 x 1.76)

Low level WC, wash hand basin, radiator, double glazed window to front aspect.

#### Lounge :

12'2" x 15'5" (3.73 x 4.71)

Feature brick fireplace, glazed door to dining room, radiator, wall lighting, double glazed bay window to front aspect, glazed door to dining room.

#### Dining Room :

9'3" x 10'4" (2.82 x 3.15)

Radiator, double glazed sliding door to rear with views over open fields.

#### Kitchen :

9'10" x 12'3" (3.00 x 3.74)

Fitted with a range of matching base and wall cabinets, sink unit, electric cooker point, extractor hood, recess for fridge, radiator, beamed ceiling, glazed door to utility room, double glazed window to rear aspect.

#### Utility Room :

9'7" x 10'4" (2.93 x 3.17)

Sink unit, plumbing for washing machine, radiator, oil boiler, double glazed window to rear aspect, double glazed door to outside, door to garage.

#### First Floor Landing :

4'7" x 11'2" (1.40 x 3.41)

Airing cupboard, access to loft space, double glazed window to side aspect.

#### Bedroom 1 :

11'2" x 12'2" (3.41 x 3.71)

Built in wardrobes, radiator, double glazed window to front aspect.

#### Bedroom 2 :

11'2" x 11'8" (3.42 x 3.56)

Radiator, double glazed window to rear aspect with views over open fields towards the River Severn.

#### Bedroom 3 :

8'1" x 9'2" (2.48 x 2.81)

Built in wardrobes, radiator, double glazed window to rear aspect with views over open fields towards the River Severn.

### Family Bathroom :

8'2" x 5'10" (2.49 x 1.79)

Bath with shower over, low level WC, wash hand basin, radiator, double glazed window to front aspect.

### Outside :

Front - Twin gates open onto a large driveway providing parking for several vehicles, lawn with mature tree and flower/shrub borders.

Rear - A generous lawned garden, mature trees and shrubs, patio adjacent to the property, natural stone wall on the rear boundary, open outlook over fields, pedestrian gates to either side.

### Garage :

9'9" x 17'7" (2.98 x 5.38)

With an up and over door, power and lighting, courtesy door to Utility room.



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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Floor 0**

**Approximate total area<sup>(1)</sup>**  
1241 ft<sup>2</sup>  
115.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

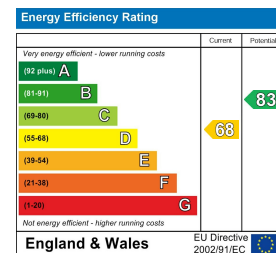
**GIRAFFE360**

**Floor 1**

## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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