



15 Hatton Close

Worrall Hill, Lydbrook, Gloucestershire, GL17 9QJ

£265,000



VIRTUAL TOUR AVAILABLENO ONWARD CHAIN*** Dean Estate Agents are delighted to offer to the market this versatile & well presented detached bungalow with ample off road parking and direct access to the woodlands. The property benefits from three good sized bedrooms, one could be used as a separate dining room, modern kitchen/dining room, bright & airy lounge and contemporary shower room. Part of the garage has been renovated making it a more usable space as a utility room or workshop while there is still storage space at the front. Outside there is gated access to the driveway and a laid to lawn front garden, the low maintenance rear garden is laid to patio with a gate leading to the woodlands. The property benefits from lovely woodland views surrounding the property.

Worrall Hill is a lovely community with a Sports & Social Club, a recreation field and direct access into the woodlands. Nearby Lydbrook has two takeaways, two public houses, a convenience shop and a doctors surgery.



Approached via double glazed front door into:

Entrance Hallway:

Tiled flooring, loft access, power & lighting, double panelled radiator, doors to lounge, kitchen/dining room, all bedrooms, shower room & utility room.

Lounge:

15'9" x 11'10" (4.81m x 3.61m)

Feature electric fireplace, window to front aspect, double panelled radiator, power & lighting.

Kitchen/Dining Room:

11'11" x 9'11" (3.65m x 3.03m)

A range of wall units, base units & drawers, worktops, one and a half sink with drainer unit, tiled splashbacks, electric oven and hob, space & plumbing for washing machine, space for fridge/freezer, power & lighting, double glazed window to rear aspect, double glazed window

to side aspect, double glazed door to rear garden.

Bedroom One:

11'3" x 9'10" (3.44m x 3.00m)

Double glazed window to rear aspect, double panelled radiator, power & lighting.

Bedroom Two:

12'3" x 7'5" (3.75m x 2.28m)

Double glazed window to front aspect, double panelled radiator, power & lighting.

Bedroom Three:

9'9" x 8'0" (2.99m x 2.46m)

Double glazed window to rear aspect, double panelled radiator, power & lighting.

Shower Room:

7'11" x 5'7" (2.43m x 1.71m)

Double walk in shower with glass screen, electric shower, tiled splashbacks, W.C., vanity unit with inset wash hand basin, extractor,

double panelled radiator, double glazed frosted window to side aspect, lighting.

Utility Room:

11'10" x 7'11" (3.62m x 2.43m)

Perfect for a workshop, utility room or storage, power & lighting, oil fired boiler.

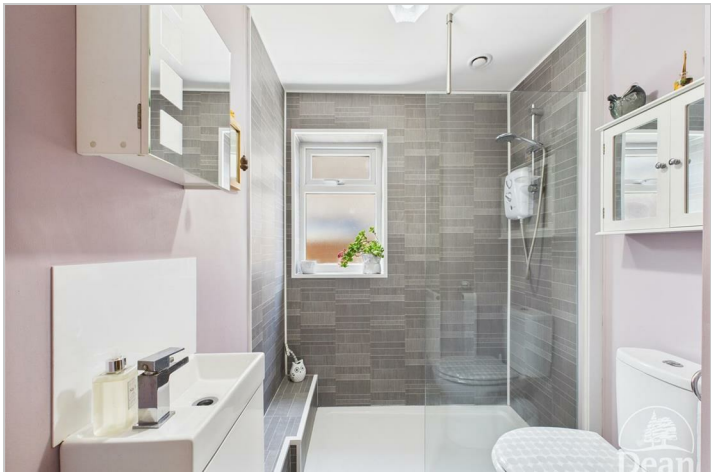
Garage:

8'0" x 3'10" (2.46m x 1.17m)

Storage space, consumer unit.

Outside:

To the front of the property there is gated access to the private driveway, there is a front garden laid to lawn with a footpath leading around the property. The low maintenance rear garden is all laid to patio with a wooden shed for storage. There is a wooden pedestrian gate leading to the woodlands from the rear garden.



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Road Map



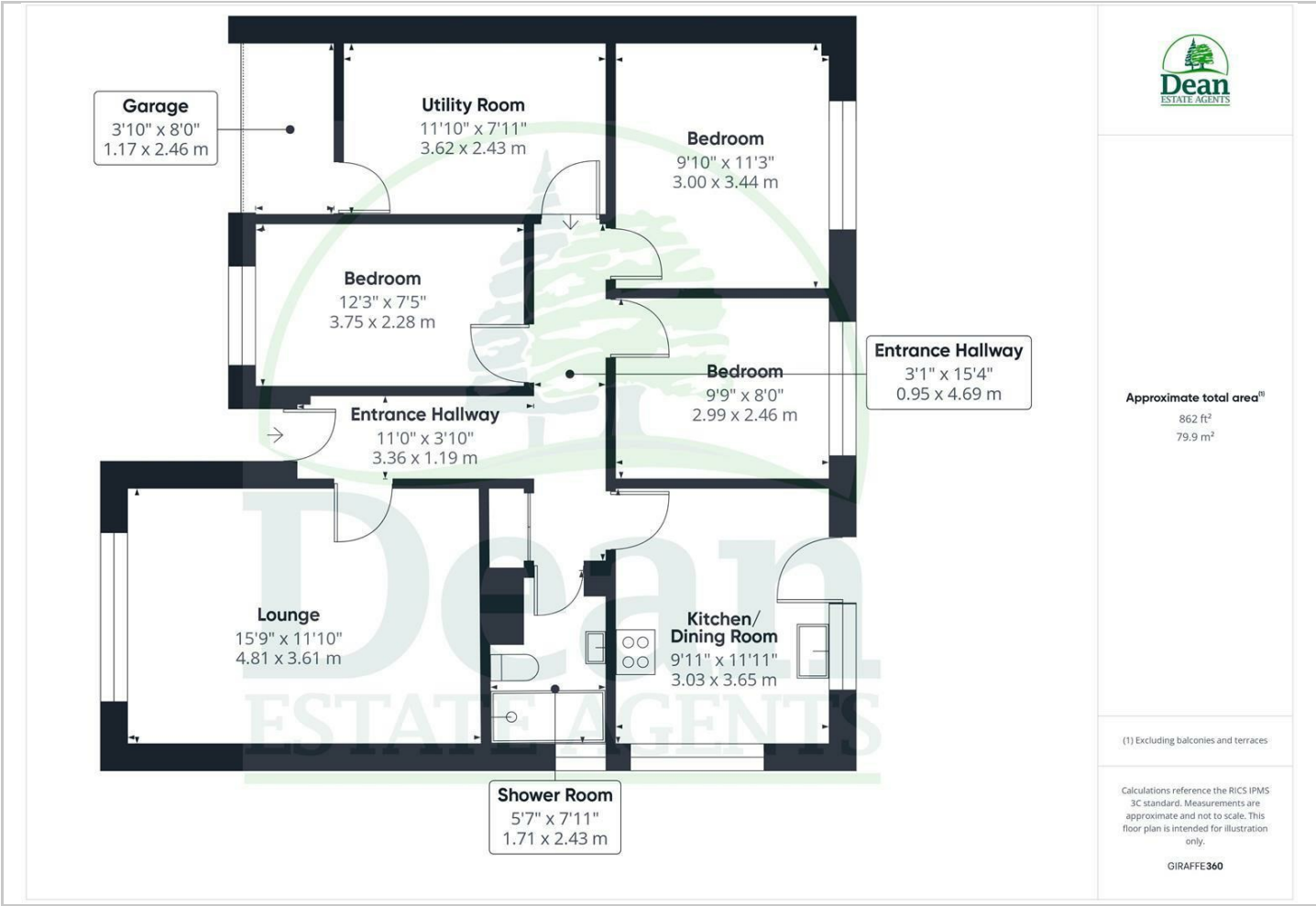
Hybrid Map



Terrain Map



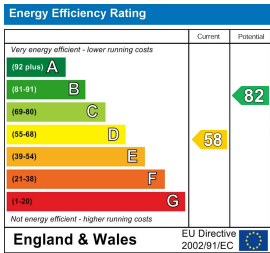
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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