

Windyridge Sun Green Road
Bream, Lydney GL15 6HX

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£450,000

A BEAUTIFULLY PRESENTED and EXTENDED TWO BEDROOM DETACHED BUNGALOW enjoying a SOUGHT-AFTER VILLAGE LOCATION, boasting a RECENTLY FITTED MODERN KITCHEN, a SPACIOUS OPEN-PLAN DINING/FAMILY ROOM, DETACHED GARAGE, GENEROUS PRIVATE GARDENS and OFF-ROAD PARKING.

Thoughtfully improved throughout and offering WELL-PLANNED SINGLE-STOREY LIVING, this IMMACULATELY PRESENTED HOME is perfect for those seeking COMFORT, SPACE and EASY LIVING in a desirable setting.

The village of Bream has a number of amenities including Shops, Post Office, Library, Chemist, Doctors Surgery, Primary School, Public House, Coffee Shop, Garage, Dog Groomers, Beauty Salon and Church.

The nearby market town of Coleford approximately 3½ miles away provide further facilities including secondary education, supermarkets, service stations and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities



ENTRANCE PORCH
3'01" x 2'05" (0.94m x 0.74m)

ENTRANCE HALLWAY
5'10" x 2'11", widening to 6'00" (1.78m x 0.89m, widening to 1.83m)

Tiled flooring, radiator, power points, inset ceiling spotlights and access to loft space. Doors leading to all principal rooms.

LOUNGE
17'00" x 10'04" (5.18m x 3.15m)

A bright and welcoming reception room featuring a fireplace with gas fire, radiator, power points, coving, inset ceiling spotlights and front aspect double glazed uPVC window. Double glazed doors provide access through to the dining/family room.

KITCHEN
13'10" x 11'02" (4.22m x 3.40m)

Recently refitted with a range of modern base, wall and drawer mounted units complemented by wood-effect worktops. Integrated fridge, freezer, dishwasher, washing machine, tumble dryer and combination microwave/grill. Space for a range cooker with extractor hood above. Single bowl sink with mixer tap, inset ceiling spotlights, appliance points, rear aspect double glazed uPVC window, cupboard housing the gas-fired boiler and opening through to:

DINING / FAMILY ROOM
18'11" x 11'02" (5.77m x 3.40m)

A superb extension providing excellent additional living space with continuation of the tiled flooring, radiator, power points, television point and inset ceiling spotlights. Two roof lanterns flood the room with natural light, complemented by windows to three aspects and sliding patio doors opening onto the raised Indian sandstone terrace.

BEDROOM ONE
12'04" x 11'10" (3.76m x 3.61m)

Built-in wardrobes and storage cupboards, radiator, power points, inset ceiling spotlights and front aspect double glazed uPVC window.













BEDROOM TWO
10'10" x 9'06" (3.30m x 2.90m)
Built-in wardrobes with mirrored sliding doors, radiator, power points, inset ceiling spotlights and rear aspect double glazed uPVC window.

BATHROOM
6'00" x 6'00" (1.83m x 1.83m)
Fitted with a corner shower enclosure featuring rainfall and handheld shower, vanity wash hand basin, low level WC and heated towel rail. Fully tiled walls and floor, inset ceiling spotlights, extractor fan and rear aspect frosted double glazed uPVC window.

OUTSIDE
To the front, a driveway provides off-road parking for approximately two to three vehicles and leads to the detached garage.

DETACHED GARAGE
16'04" x 9'03" (4.98m x 2.82m)
Up-and-over door, power, lighting and side aspect window.

WORKSHOP / STORE
8'07" x 7'06" (2.62m x 2.29m)
A solid block-built outbuilding positioned behind the garage with power and lighting, ideal as a workshop or additional storage.

The gardens have been attractively landscaped with Indian sandstone pathways and seating areas. A raised terrace adjoining the dining/family room provides an ideal entertaining space overlooking the gardens. There is a large ornamental fish pond with pump and filtration system, mature planted borders, outside tap and external power points.

A versatile covered outdoor area, currently used as an aviary but previously utilised as a sheltered entertaining space with a hot tub, offers excellent flexibility for a variety of uses. To the rear is a further decked seating area leading down to a generous level lawn surrounded by mature shrubs and planting, creating a private and attractive outdoor space.

SERVICES
Mains electric, water, gas and drainage.
Solar Panels - Fitted in 2015 and owned by the property providing an income of circa £400 / annum.

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.

LOCAL AUTHORITY

Council Tax Band:
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

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 the Steve Gooch Coleford office, proceed to the traffic lights and turn right onto Old Station Way. Continue towards St Briavels, turning left onto Bream Avenue, signposted Bream and Lydney. Follow the road into Bream and, at the crossroads by the primary school, turn left onto Oakwood Road. Continue along before turning into Sun Green Road, where Windyridge can be found.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



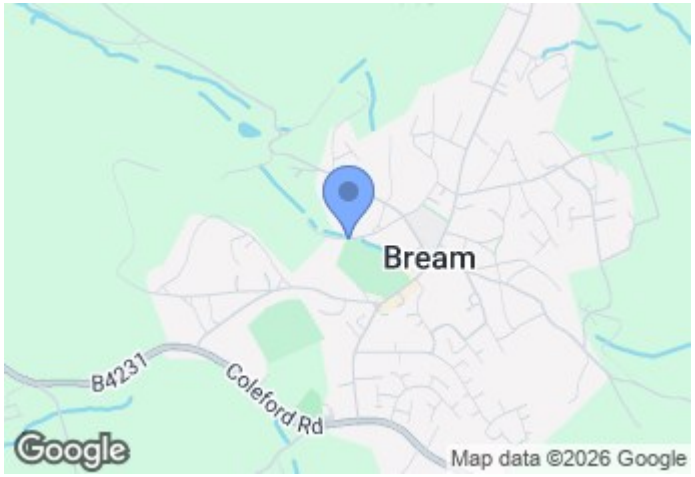




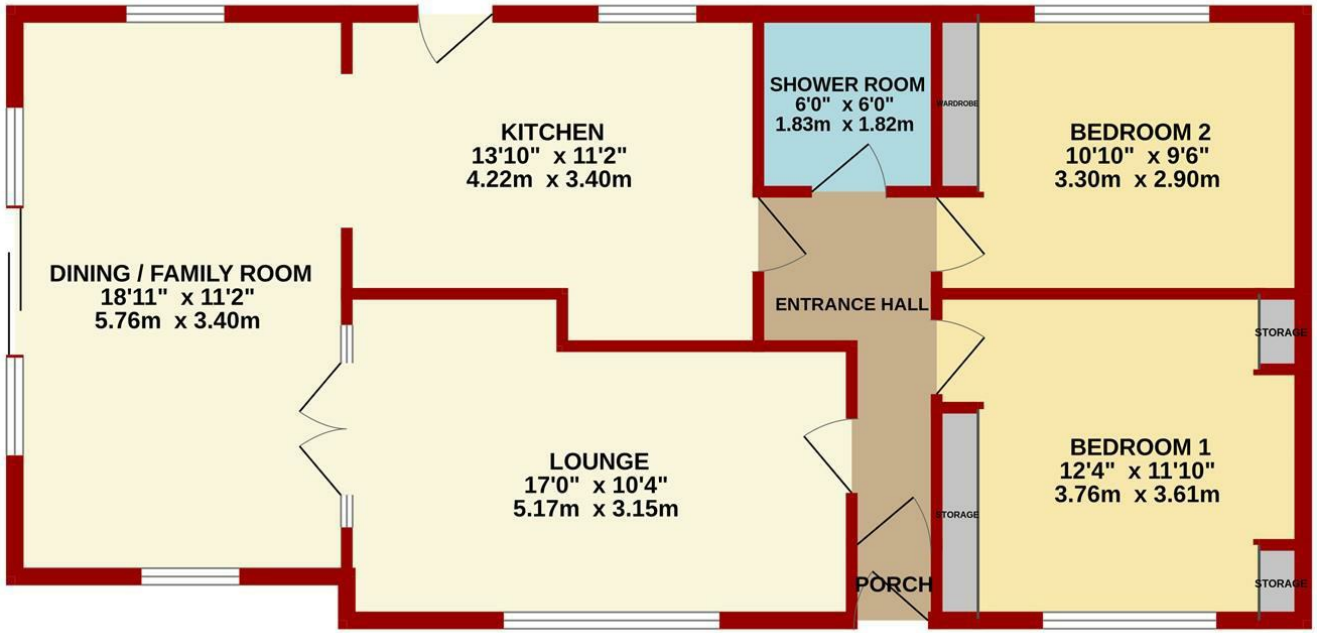






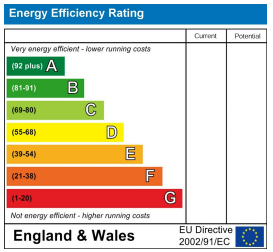

Bream
B4231
Coleford Rd
Google
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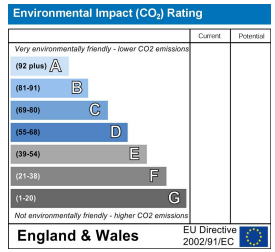
GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. 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 constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances 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 it cannot be inferred that any items shown are included in the sale.

