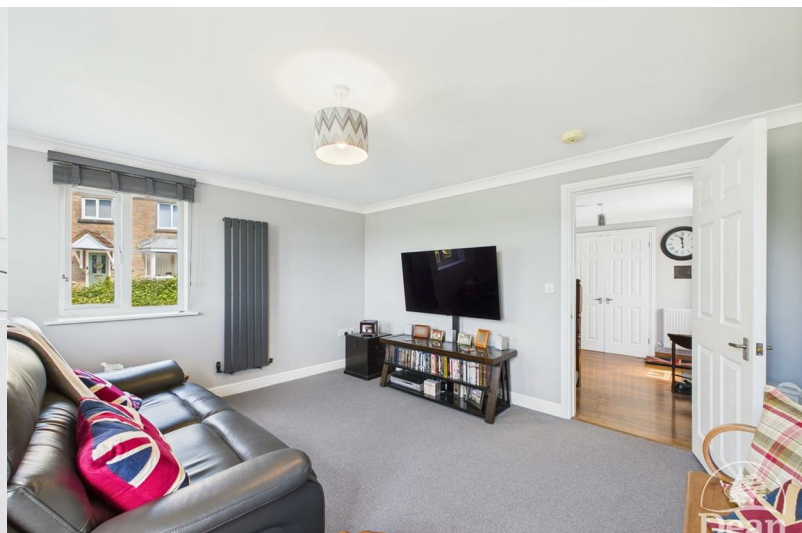




The Rudge

Yorkley, Lydney, Forest Of Dean, GL15 4SY

£391,950



*****VIRTUAL TOUR AVAILABLE***** Located in the village of Yorkley in the Forest of Dean with far reaching views of rural countryside and woodland sits this detached family home which is both versatile and beautifully presented.

The vendor is available to exchange within 30 days, with a possible 60-90 day completion and will include many items at the property within the sale.

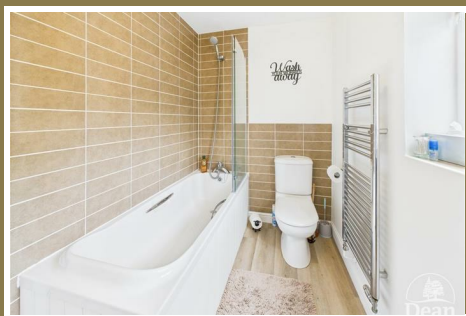
The accommodation is spread out over three floors and offers fantastic space for a large family home with opportunities for an in home office or multi generational living.

Approached through the sunny, mature garden leading to the front door into the entrance hallway. From here one can head downstairs to the accommodation on the lower ground floor comprising of reception lobby with separate access to the front, spacious lounge, double bedroom with space for additional storage and shower room, this can be used as a separate living space for multi-generational living, an additional income or utilise the space for a sizeable family home.

The property then comprises of lounge with stunning views, dual aspect kitchen/dining room with integrated appliances and a handy cloakroom. On the first floor there are three well presented bedrooms, master bedroom with contemporary en-suite and fitted wardrobes, and modern family bathroom with bath and shower over. Outside there is ample off road parking and a garage with power, great for a workshop or storage.

Built in 2006 the small friendly neighbourhood provides a rural living space with easy access to more bustling towns/cities of Gloucester, Cheltenham, Chepstow and more via Lydney Train Station which is only 5 miles away. The village of Yorkley has a variety of amenities including a local shop, hairdressers, public house, post office, school and a doctor's surgery.

Do not miss out on the opportunity to view the property and appreciate the size of this fantastic family home!



The property is approached for convenience from the rear aspect as the driveway, parking and garage is to the rear.

Ground Floor Accommodation:

Entrance Hallway:

10'1" x 6'11" (3.08m x 2.12m)

A spacious and welcoming hallway with a storage cupboard, doors to the cloakroom, lounge & kitchen/dining room, stairs leading down to lower ground floor & further stairs leading to the first floor.

Cloakroom:

5'3" x 5'2" (1.62m x 1.59m)

With W.C., wash hand basin, radiator, UPVC double glazed window to the side aspect.

Lounge:

13'8" x 12'3" (4.19m x 3.75m)

UPVC double glazed windows to both the front & side aspect offering beautiful countryside views, radiators, carpeted flooring.

Kitchen/Dining Room:

Kitchen:

9'7" x 7'10" (2.94m x 2.39m)

Dining Room:

9'8" x 8'2" (2.97m x 2.49m)

A light and spacious kitchen area comprising of fitted wall units, base level units with worktop space above, integrated double oven and grill, hob with extractor fan above, integrated fridge/freezer, space & plumbing for washing machine/dryer, sink unit with mixer taps and drainer, laminate flooring, UPVC double glazed window to front aspect with rural views, space for dining table and chairs, UPVC double glazed window overlooking the rear gardens.

Lower Ground Floor Accommodation:

From the main entrance hallway, stairs lead down to the lower ground floor accommodation.

Lower Hallway:

7'2" x 5'10" (2.20m x 1.78m)

A self-contained floor with accommodation comprising of a lounge, bedroom & shower room, cupboard housing the boiler for the oiled fired gas central heating system, radiator, storage cupboard.

Shower Room:

9'1" x 5'4" (2.78m x 1.63m)

Walk-in shower enclosure, W.C., wash hand basin, tiled flooring, heated towel rail.

Bedroom Four:

16'3" x 9'9" (4.97m x 2.98m)

Built-in double wardrobe, UPVC double glazed window to the front aspect, radiator, carpeted flooring.

Bedroom Five/Lounge:

13'10" x 12'2" (4.22m x 3.73m)

UPVC double glazed window to the front & side aspects, radiators, carpeted flooring, door providing access to the outside.

Reverting back to the main entrance hallway, stairs lead up to the first floor.

First Floor Landing:

9'4" x 3'1" (2.86m x 0.96m)

Access to bedrooms one, two and three & the family bathroom, smoke alarm, coved ceiling, radiator, access to the loft.

Bedroom One:

10'5" x 9'0" (3.19m x 2.75m)

Built-in double wardrobe, radiator, UPVC double glazed window to the front aspect with fantastic countryside views, TV aerial point, access to the en-suite shower room.

En-Suite:

6'0" x 5'6" (1.83m x 1.68m)

Walk-in shower cubicle, W.C., wash hand basin, UPVC double glazed window to the front aspect, heated towel rail.

Bedroom Two:

8'11" x 8'11" (2.73m x 2.72m)

Built-in wardrobe, radiator, TV point, window to the front aspect with countryside views.

Bedroom Three:

11'2" x 6'11" (3.41m x 2.13m)

With a UPVC double glazed window to the rear aspect, radiator, TV point, currently being used as a dressing room.

Family Bathroom:

8'10" x 5'3" (2.71m x 1.61m)

Panelled bath with mixer taps and shower attachment, tiled walls, extractor fan, shaver point & light, W.C., wash hand basin, heated towel rail, storage cupboard, window to rear aspect.

Outside:

To the front of the property, there are stunning and far reaching

views of the surrounding countryside.

To the rear of the property, the garden is laid to both decking and lawn, which offers a fantastic private space to sit outside and relax during warmer months and also to entertain family members and guests. There is a pathway which leads up to the rear gate, where there is access to off road parking and the garage (with power and lighting supply). There is also an outdoor tap and oil tank.

Services:

Mains water and drainage connected. Oil central heating.

** The services and heating system, where applicable, have not been tested. **



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them. Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs. Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports. PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria. As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



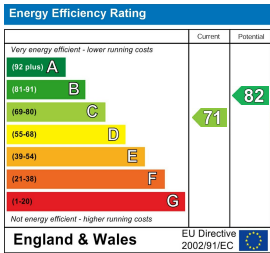
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.