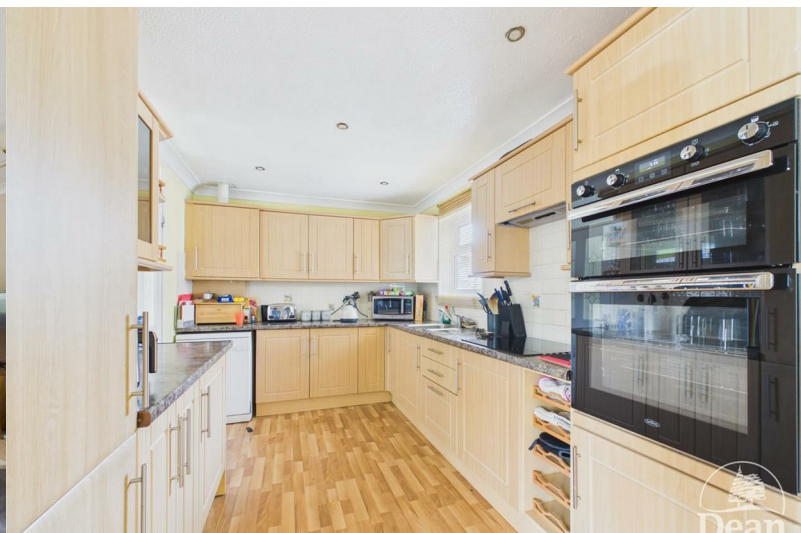




Woodland Rise

Lydney, GL15 5LJ

£295,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer this well-proportioned two bedroom detached bungalow, offering generous and versatile accommodation together with a particularly impressive rear garden and excellent storage facilities. The property benefits from a spacious dual-aspect lounge, kitchen/diner, two well-proportioned bedrooms, conservatory, additional snug, utility room and downstairs WC.

A real standout feature is the substantial basement, which runs the full length of the property and is divided into three useful sections, providing an exceptional amount of additional storage space. Externally, the property further benefits from a newly laid tarmac driveway providing off-road parking for several vehicles, together with a generous rear garden.



Entrance Porch:

6'3 x 3'1 (1.91m x 0.94m)

Accessed via a partially glazed UPVC double glazed door, the porch features side and rear aspect UPVC double glazed windows and a UPVC frosted glazed door providing access into the entrance hallway.

Entrance Hallway:

7'1 x 5'3 (2.16m x 1.60m)

The entrance hallway provides access to the main accommodation and features loft access, power points and doors leading to the bathroom, lounge and bedrooms.

Bedroom One:

16'0 x 11'7 (4.88m x 3.53m)

A lovely dual-aspect bedroom featuring rear and side aspect UPVC double glazed windows, radiator and power points.

Bedroom Two:

11'0 x 8'0 (3.35m x 2.44m)

A further well-proportioned bedroom with front aspect UPVC double glazed window, radiator, power points and built-in wardrobes.

Bathroom:

8'5 x 5'8 (2.57m x 1.73m)

Fitted with a walk-in shower with panelled surround, close coupled WC, wash hand basin with mixer tap over, heated towel rail and inset ceiling spotlights. Side aspect UPVC frosted double glazed window.

Lounge:

21'0 x 11'0 (6.40m x 3.35m)

A generous dual-aspect lounge with side and rear aspect UPVC double glazed windows, radiator, power points and television point. A door provides access into the kitchen/diner.

Kitchen/Diner:

20'7 x 8'6 (6.27m x 2.59m)

The kitchen area features a side aspect UPVC double glazed window and a range of wall, drawer and base units, incorporating an inset hob with extractor fan over, built-in oven and fridge/freezer, together with space for a dishwasher, power points and inset ceiling spotlights. An opening leads through to the dining area.

Dining Area:

The dining space features side aspect UPVC double glazed windows, radiator and power points. A sliding UPVC door provides access into the conservatory.

Snug:

21'0 x 11'0 (6.40m x 3.35m)

A useful additional reception space with front aspect UPVC double glazed window, radiator and power points. Doors provide access to the downstairs WC and utility room.

WC:

4'7 x 2'11 (1.40m x 0.89m)

Comprising close coupled WC, wash hand basin with mixer tap over and extractor fan.

Utility Room:

7'10 x 5'10 (2.39m x 1.78m)

A practical utility space with side aspect UPVC double glazed window and side aspect door providing access to the rear garden. The room benefits from a range of wall, drawer and base units, space for a tumble dryer, American-style fridge/freezer and washing machine, together with power points.

Conservatory:

11'10 x 9'11 (3.61m x 3.02m)

A useful additional reception space enjoying rear and side aspect UPVC double glazed windows, polycarbonate roof, half-height construction, radiator and power points. A further UPVC door gives direct access outside.

Outside

To the front of the property is a newly laid tarmac driveway, providing off-road parking for several vehicles. To the rear is a generous garden accessed via steps leading down to a patio area, with further steps continuing to the main garden. The garden is predominantly laid to lawn and features attractive decorative borders incorporating established flowers and stone chippings, all enclosed by fencing.

Basement:

A particularly impressive feature of the property is the substantial basement running the full length of the bungalow. The space is divided into three separate sections and provides an exceptional amount of useful storage and practical space.



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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



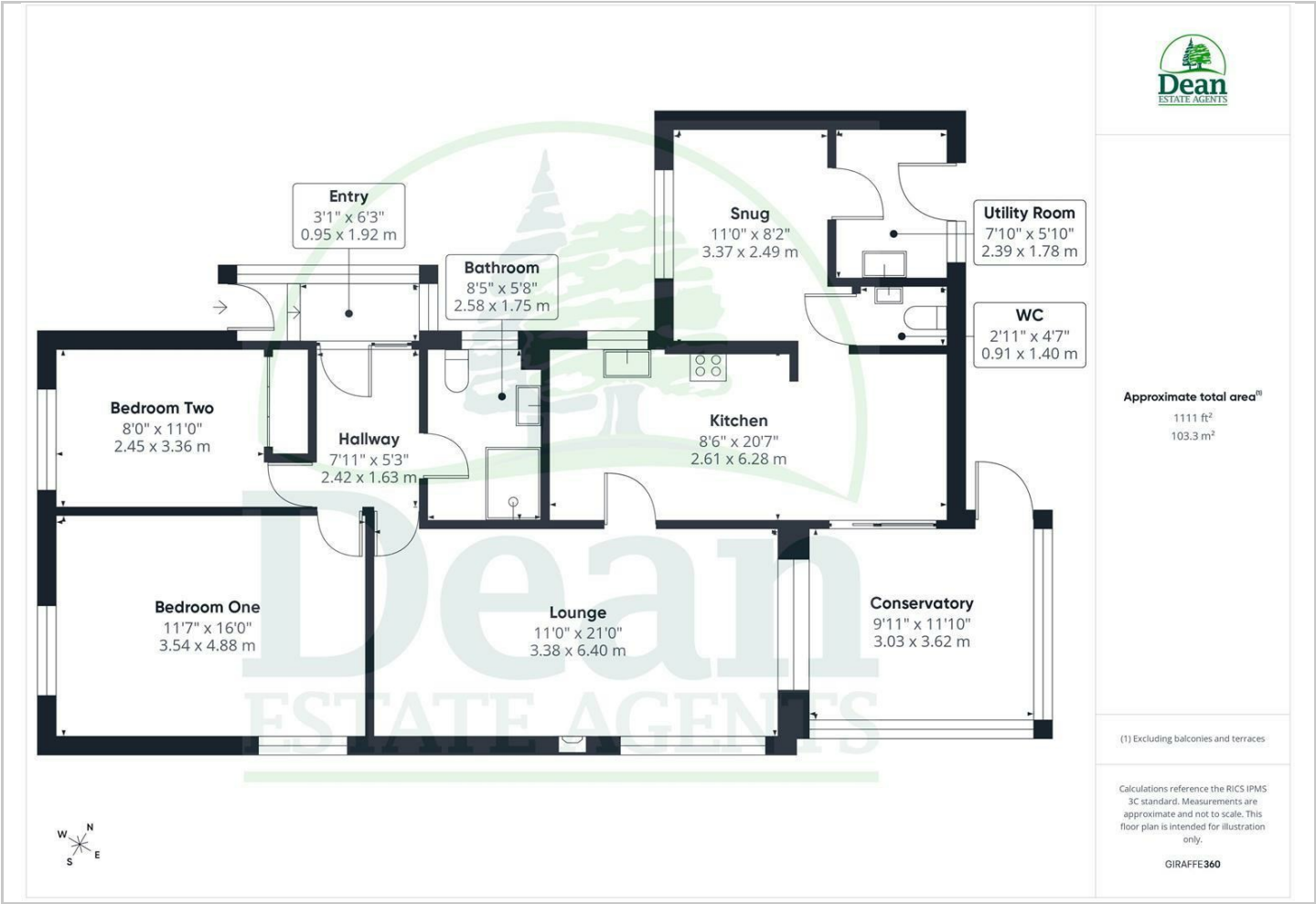
Hybrid Map



Terrain Map



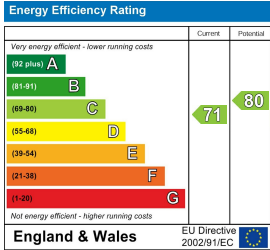
Floor Plan



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



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