



Awre Road  
Blakeney, GL15 4AA

£480,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Take a look at this stunning four bedroom detached family home situated in the sought after village of Blakeney. This property offers breath-taking views of the surrounding fields, two reception rooms and a large and bright kitchen/diner leading out to a large south-west facing garden, perfect for entertaining.

The property is located in the village of Blakeney which offers a local shop, Doctors Surgery and many local walks with the nearby Cannop Ponds a short drive. Blakeney is also located near to the town of Lydney and centre to the town of Chepstow and the city of Gloucester.



Approached via UPVC double glazed porch into:

#### Front Porch:

Enclosed porch UPVC double glazed frontage. Lighting and wood store.

#### Entrance Lobby:

Large entry hallway, WiFi point, thermostat, double panelled radiator and under stairs storage

#### Downstairs W/C:

W/C and wash hand basin.

#### Living Room:

UPVC double glazed bay window, wood burner and double panelled radiator.

#### Kitchen/Diner:

To the kitchen there is a range of base and eye level units, Rangemaster and hood, double sink with drainer and integrated dishwasher. leading through to the diner area there is a generous space for a dining table and Bi-Fold doors leading to the rear garden and decking.

#### Utility Room:

Space for washing machine, sink with drainer,

base level units, double panelled radiator, UPVC double glazed window and door to rear garden.

#### Snug/Playroom:

Large additional reception room with potential for a home office, playroom or a fifth bedroom if required. Cupboard housing boiler with storage and large UPVC double glazed window to front.

#### First Floor Landing:

Spacious landing, UPVC double glazed window to front aspect, double panelled radiator access to loft and access to the substantial eaves storage.

#### Bedroom One:

Large double bedroom with UPVC double glazed window to front and double panelled radiator.

#### Bedroom Two:

UPVC double glazed window to rear aspect, double panelled radiator, tv point and phone point.

#### Bedroom Three:

UPVC double glazed window to rear aspect, double panelled radiator.

## Bedroom Four:

UPVC double glazed window to rear aspect, double panelled radiator.

## Family Bathroom:

Walk in shower, W/C, wash hand basin and freestanding bath. Double panelled radiator and Frosted UPVC double glazed window.

## Outside:

Rear garden comprises of a decking area leading through to the patio to a large laid to lawn garden which offers incredible views to the surrounding fields. There is side access on either

side of the property and storage shed and brick patio.

To the front of the property there is parking for multiple cars.

## Garden Shed:

Situated at the front of the property this shed is fitted with power and lighting, perfect for a home office.



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## Road Map



## Hybrid Map



## Terrain Map



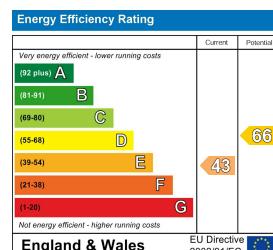
## Floor Plan



## 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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