Dean
ESTATE AGENTS

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Saffron Rise

Lydney, GL15 5RQ

£270,000

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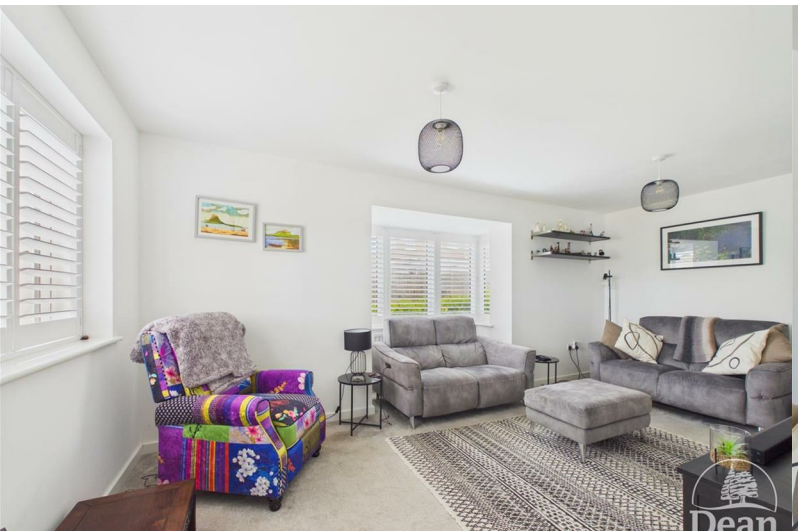

VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer this very well-presented three bedroom semi-detached family home, ideally suited to modern living and offering a fantastic combination of spacious accommodation and attractive outdoor space. The property benefits from a stylish kitchen/dining room, a generous bay-fronted lounge, three well-proportioned bedrooms and an en-suite to the master bedroom.

Further benefits include off-road parking for several vehicles with the added convenience of an EV charging point, together with a good-sized rear garden featuring a composite decking area, making this an excellent home for both families and those looking for a low-maintenance outdoor space.

Entrance Hallway:
15'6 x 6'5 (4.72m x 1.96m)
Accessed via a partially glazed UPVC door into a welcoming entrance hallway, comprising hard LVT flooring, radiator, power point, stairs giving access to the first floor, useful storage space and doors leading to the principal ground floor rooms.

Lounge:
18'1 x 11'8 (5.51m x 3.56m)
A bright and spacious lounge featuring a front aspect UPVC double glazed window and side aspect UPVC double glazed bay-fronted window, both complemented by made-to-measure plantation blinds. Further benefits include radiator, several power points and television point.

Kitchen/Diner:
18 x 9'6 (5.49m x 2.90m)
A superb open-plan kitchen/dining space with front and side aspect UPVC double glazed windows, with the front aspect window benefiting from a made-to-measure plantation blind. Side aspect double doors provide direct access onto the rear garden.
The kitchen is fitted with a range of wall, drawer and base-mounted units, built-in fridge/freezer, oven, four-ring gas hob with extractor fan over, integrated dishwasher and washing machine.

Downstairs WC:
3'4 x 6'4 (1.02m x 1.93m)
Close coupled WC, wash hand basin with mixer tap over, radiator and extractor fan.

First Floor Landing:
11'10 x 6'5 (3.61m x 1.96m)
Radiator, loft access, useful over-stairs storage cupboard, doors leading to all three bedrooms and the family bathroom.

Bedroom One:
14' x 9'7 (4.27m x 2.92m)
A generous principal bedroom with side aspect UPVC double glazed window, fitted plantation blind, built-in wardrobes, radiator and several power points. Door gives access to:

En-Suite:
8'10 x 3'10 (2.69m x 1.17m)
Front aspect UPVC double glazed frosted window, close coupled WC, wash hand basin with mixer tap over, heated towel rail and double walk-in shower with shower head over. Further benefits include shaver point, inset spotlights and extractor fan.

Bedroom Two:
9'7 x 9'3 (2.92m x 2.82m)
Front aspect UPVC double glazed window, radiator and several power points.

Bedroom Three:
9'6 x 8'6 (2.90m x 2.59m)
Rear aspect UPVC double glazed window, radiator and several power points.

Family Bathroom:

6'11 x 6'5 (2.11m x 1.96m)

Front aspect UPVC double glazed frosted window, modern panelled bath with bath taps over and shower attachment, close coupled WC, wash hand basin with mixer tap over, heated towel rail, shaver point, inset spotlights and extractor fan.

Outside:

To the front of the property is off-road parking suitable for several vehicles, together with a predominantly low-maintenance frontage and pathway leading to the main entrance.

The rear garden provides an attractive and private outdoor space, comprising a patio area with a pathway leading through to a useful garden shed. The garden is predominantly laid to lawn and benefits from a composite decking area to the rear, creating an ideal space for outdoor seating and entertaining. An EV charging point is also located within the garden area.

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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.

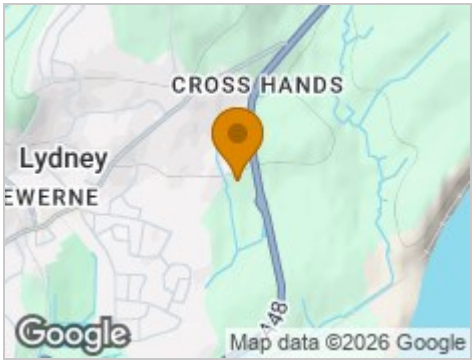
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

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

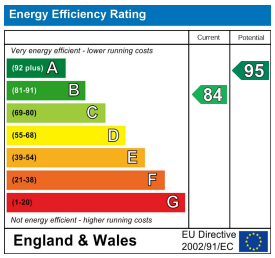


Floor Plan

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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The Property Ombudsman