

64 Kingfisher Drive
Lydney GL15 5FX

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Lydney GL15 5FX

£320,000

An IMMACULATELY PRESENTED FOUR-BEDROOM DETACHED HOME, offering bright and spacious accommodation throughout, an impressive kitchen/diner and a beautifully maintained rear garden. The property benefits from AN EN-SUITE TO THE PRINCIPAL BEDROOM, A DOWNSTAIRS WC, UTILITY ROOM AND INTEGRAL GARAGE, together with driveway parking for multiple vehicles.

Lydney, which has existed since Roman times, covers approximately eight square miles of Gloucestershire between the Forest of Dean and the River Severn. The town itself stands on the Gloucester to Chepstow main A48 road and extends south-east down to Lydney Harbour, crossing the Gloucester to Cardiff railway line.

Lydney is a busy industrial centre, with a wide range of business activities, made possible by its easy access to several radiating motorways and the Severn Bridge.

The town has a range of amenities to include shops, post office, banks, two large supermarkets, service station, health centre and sport centre. Lydney is fortunate to have four schools within its bounds Dean Academy (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.



ENTRANCE HALLWAY
4'7 x 4'9 (1.40m x 1.45m)
Power and lighting, double panelled radiator.

LIVING ROOM
10'11 x 15'9 (3.33m x 4.80m)
UPVC double glazed window to front aspect, double panelled radiator, plug sockets throughout.

KITCHEN/DINER
17'3 x 10'3 (5.26m x 3.12m)
Range of base and eye level units with quartz worktops, four ring gas hob, integrated fridge/freezer and dishwasher, large UPVC double glazed window to rear garden. Large dining space with double panelled radiator and double glazed UPVC patio doors to rear garden and patio area.

UTILITY ROOM
6'3 x 5'2 (1.91m x 1.57m)
Eye level unit, boiler, space under units for washing machine and tumble dryer, access to downstairs W/C and UPVC double glazed door to rear garden.

DOWNSTAIRS W/C
6'4 x 4'9 (1.93m x 1.45m)
W/C, wash hand basin, double panelled radiator and frosted UPVC window to side aspect.

FIRST FLOOR LANDING
6'11 x 6'4 (2.11m x 1.93m)
Power and lighting, access to loft hatch.

BEDROOM ONE
11'1 x 10'4 (3.38m x 3.15m)
Spacious primary bedroom with large UPVC double glazed window to front aspect. Double panelled radiator and storage cupboard.













EN-SUITE
6'7 x 5'11 (2.01m x 1.80m)
W/C, wash hand basin, shower cubicle, double panelled radiator and frosted UPVC double glazed window to side.

BEDROOM TWO
9'2 x 12'4 (2.79m x 3.76m)
Large double bedroom with full length double glazed UPVC window to front and double panelled radiator.

BEDROOM THREE
9'3 x 9'4 (2.82m x 2.84m)
Double bedroom with UPVC double glazed window to rear aspect, double panelled radiator.

BATHROOM
6'11 x 5'10 (2.11m x 1.78m)
W/C, wash hand basin, bath with shower over, tiled throughout. Frosted double glazed UPVC window to rear aspect.

BEDROOM FOUR
7'2 x 9'7 (2.18m x 2.92m)
Spacious fourth bedroom perfect for a nursery or home office, UPVC double glazed window to rear aspect, double panelled radiator.

OUTSIDE
A landscaped and sunny rear garden with many areas for entertaining. Patioed area leading from kitchen/diner out to maintained lawns with planted borders.

To the front of the property there is parking for several vehicles and access to the side for the rear garden.

GARAGE
Up and over garage door with power and lighting.

SERVCES
Mains - Water, Electricity, Drainage and Gas.

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 - Rates to be confirmed.

LOCAL AUTHORITY

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

TENURE

Freehold

VIEWINGS

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 down to the traffic lights and turn right onto Old Station Way. Continue towards St Briavels before turning left onto Bream Avenue, signposted for Bream and Lydney. Follow this road into Lydney and, at the T-junction in the town centre, turn right onto High Street. Continue to the roundabout and take the first exit onto the bypass. Proceed over the railway bridge and continue straight over the first roundabout. At the second roundabout, take the first exit left, then take the first turning on the right into the development. Follow the road around, where the property will be found on the right-hand side, clearly identified by our For Sale board.









PROPERTY SURVEYS

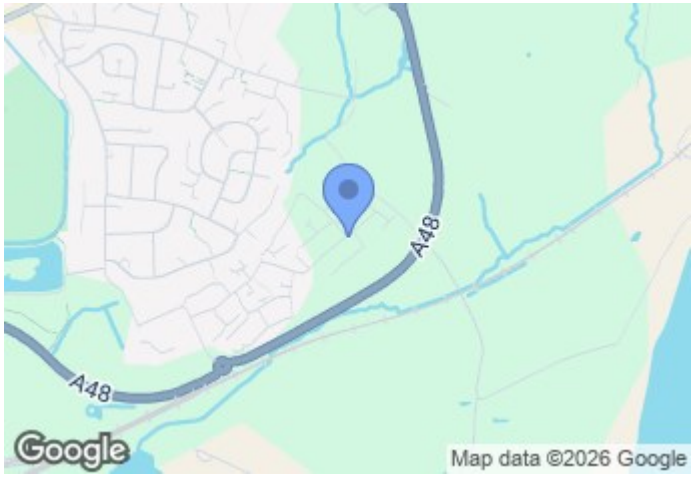
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

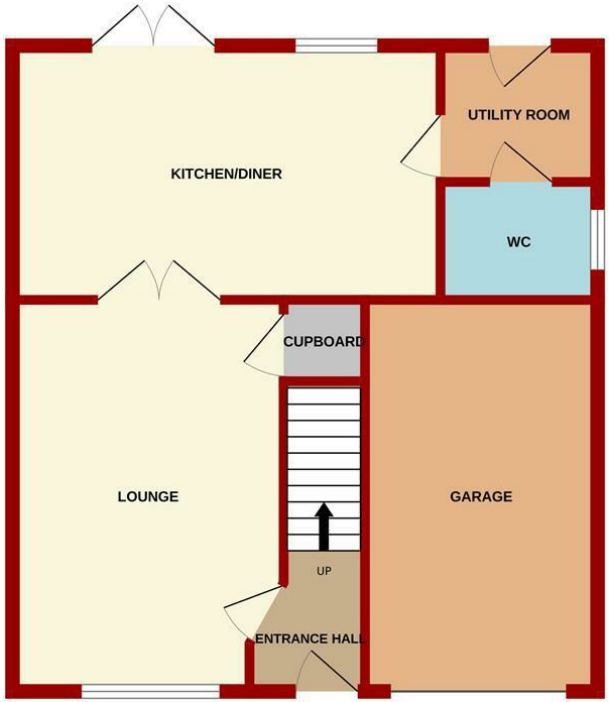
These details are yet to be approved by the vendor. Please contact the office for verified details.



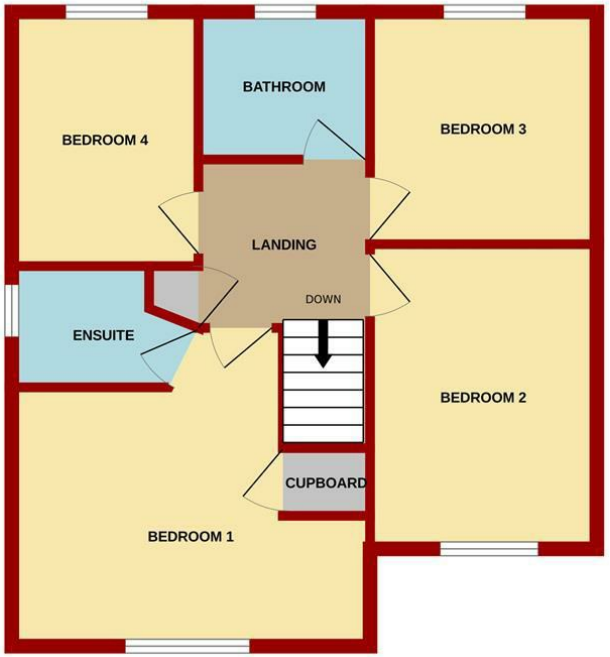




GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.

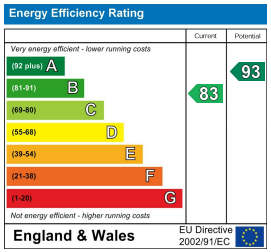


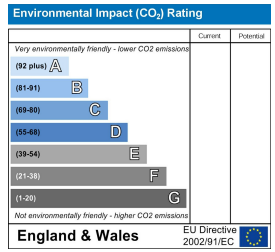
1ST FLOOR
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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.

