



LYDNEY

Guide price **£415,000**



 ARCHER & CO

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10 BROOKFIELDS

Lydney, Gloucestershire GL15 4BX



Four-bedroom detached home in a quiet, convenient position close to town
Open plan kitchen/dining room, en-suite principal bedroom
Sunny low maintenance garden, garage and parking



Show home quality four-bedroom detached home on the popular River View development in Lydney. Beautifully presented throughout with a light, open plan kitchen/dining room, separate sitting room and study. Four bedrooms including principal en-suite. Sunny, low maintenance garden, detached garage and driveway parking. Quiet yet convenient position close to town and excellent commuter links.



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£415,000



KEY FEATURES

- Show Home Quality Four Bedroom Home
- Quiet Yet Convenient Position Close to Town
- Beautifully Presented Throughout
- Open Plan Family Kitchen/Dining Room
- Sunny, Low Maintenance Garden
- Detached Garage & Driveway Parking



STEP INSIDE

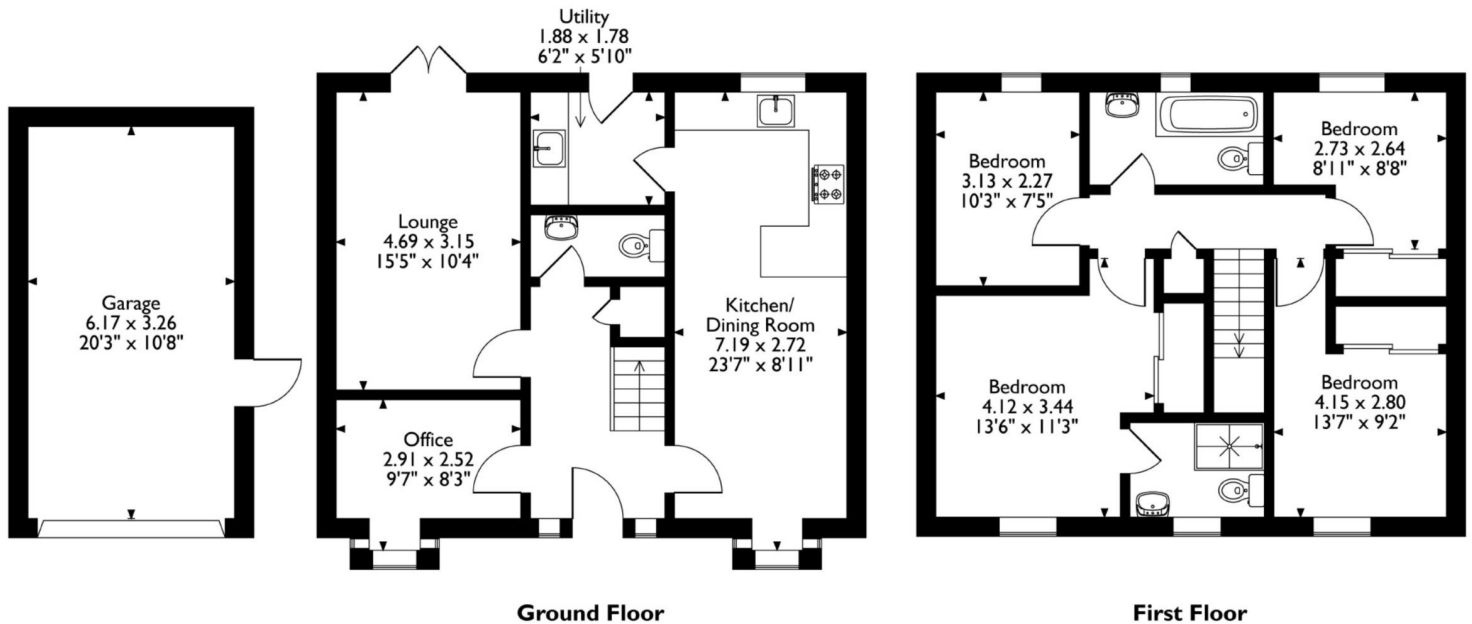


The welcoming entrance hall sets the tone, with attractive flooring flowing through to the kitchen and useful storage beneath the stairs.

There are doors leading to the sitting room, study, cloakroom and the impressive open plan kitchen/dining room, with stairs rising to the first floor.

The heart of the home is the light and airy kitchen/dining room, beautifully fitted with a range of modern cabinetry, hardwood work surfaces and a breakfast bar. Integrated appliances include a gas hob, double ovens, dishwasher and fridge. A bay window to the front enhances the natural light, while the layout makes it ideal for family life and entertaining. A separate utility room provides additional storage and space for appliances, with access to the garden.

Approximate Gross Internal Area
 Main House = 109 Sq M/1173 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Total = 129 Sq M/1388 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The sitting room is a lovely spacious reception room, tastefully decorated and featuring French doors opening onto the terrace and garden beyond.

There is also a separate study to the front, perfect for those working from home.

Upstairs, the property offers four well proportioned bedrooms.

The principal bedroom benefits from fitted mirrored wardrobes and a stylish en-suite shower room.

Bedrooms two and three are comfortable doubles, both with fitted wardrobes, while bedroom four also includes built-in storage. The family bathroom is smartly finished with a modern suite and tiled surrounds.

STEP OUTSIDE



To the side of the property is a detached garage with power and lighting, along with driveway parking for a couple of vehicles. Gated access leads through to the rear garden.

The rear garden has been thoughtfully landscaped to create a private, sunny and low maintenance outdoor space. A generous patio provides the perfect setting for outdoor dining and entertaining, with a raised area laid to artificial lawn and a decked seating space, making this an ideal garden for relaxing with family and friends.

INFORMATION

Postcode: GL15 4BX

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: TBC

EPC: B





DIRECTIONS

What3words: [///obviously.hillsides.org](https://obviously.hillsides.org)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			93
(92-100)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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