



Summerleaze

Lydney, GL15 5PS

£285,000



A beautifully presented and deceptively spacious home arranged over three floors, offering a wonderful blend of character, contemporary styling & versatile family accommodation. Situated in a convenient location, the property boasts a generous rear garden, a conservatory, modern kitchen & bathroom, & a superb loft conversion creating an extra bedroom.

The accommodation is entered via a welcoming hallway leading to a spacious lounge featuring a striking bay window & attractive feature fireplace, creating a warm and inviting living space. The separate dining room provides an excellent setting for family meals & entertaining, flowing seamlessly into the modern fitted kitchen with an excellent range of wall & base units. To the rear, the bright conservatory overlooks the garden and offers an additional reception area, ideal for relaxing throughout the year.

To the first floor are three generous bedrooms & a beautifully appointed family bathroom fitted with a contemporary white suite.

Occupying the entire second floor is a fantastic loft conversion, creating a spacious bedroom with Velux windows, useful eaves storage and an abundance of natural light, offering a peaceful retreat away from the main living accommodation.

Outside, the property enjoys a generous enclosed rear garden laid mainly to lawn with a paved seating area and established planting, providing an ideal space for children, pets and outdoor entertaining.

This is a superb family home combining period charm with modern finishes, offering flexible living space, generous bedrooms and a wonderful garden, all within easy reach of local amenities, schools and transport links.



Entrance Hall:

13'11 x 3'2 (4.24m x 0.97m)

Single panelled radiator, fuse box, thermostat and stairs to first floor.

Living Room:

11'2 x 11'6 (3.40m x 3.51m)

Bright and spacious living room with UPVC double glazed bay window to front aspect, traditional open fireplace, TV and WIFI point and double panelled radiator.

Dining Room:

11'2 x 12'0 (3.40m x 3.66m)

Perfect for family living and dining this room offers plenty of space with an understairs storage cupboard, double panelled radiator and UPVC double glazed window to rear aspect.

Kitchen:

14'10 x 10'0 (4.52m x 3.05m)

Range of base and eye level units including built-in washing machine, fridge and freezer, oven and grill, five ring gas hob and wine fridge. With plenty of countertop space a ceramic sink with drainer and UPVC double glazed patio doors leading to the conservatory.

Conservatory:

8'11 x 10'0 (2.72m x 3.05m)

Fully UPVC double glazed throughout, power and lighting and double panelled radiator.

First Floor Landing:

2'7 x 5'7 (0.79m x 1.70m)

Power, lighting and two sizeable storage cupboards.

Bedroom Four:

6'11 x 9'10 (2.11m x 3.00m)

Double bedroom with UPVC double glazed window to rear gardens and single panelled radiator.

Family Bathroom:

7'6 x 6'2 (2.29m x 1.88m)

Modern bathroom with p-shaped bath with shower over, wash hand basin with built-in storage, W/C, extractor fan, heated towel rail and frosted UPVC double glazed window to side.

Bedroom One:

11'0 x 9'0 (3.35m x 2.74m)

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

Bedroom Two:

10'11 x 8'5 (3.33m x 2.57m)

Double panelled radiator UPVC double glazed window to front aspect, built-in alcove storage and hanging rails.

Stairs leading to second floor:

Lobby leading to loft conversion third bedroom with power and lighting.

Bedroom Three:

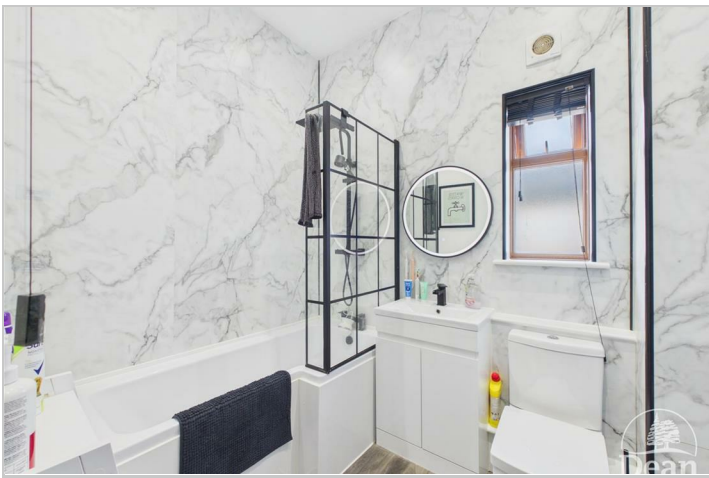
10'3 x 13'6 (3.12m x 4.11m)

Spacious loft conversion to double bedroom,

electric radiator, UPVC double glazed skylights and storage in the eaves.

Rear Garden:

The rear garden offers many versatile spaces. Leading from the conservatory is a sizeable patio area perfect for barbeques and entertaining, leading to a maintainable laid to lawn area and at the bottom of the garden is a large storage shed and additional paved area for more outside seating. The side of the property has wide access and a side gate.



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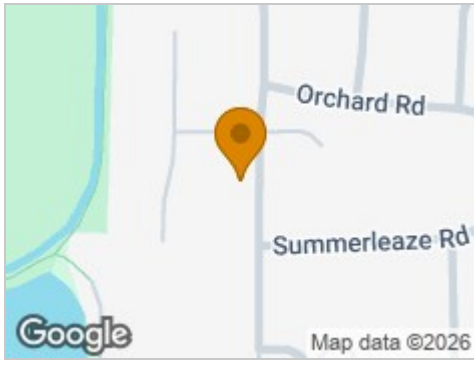
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Road Map



Hybrid Map



Terrain Map



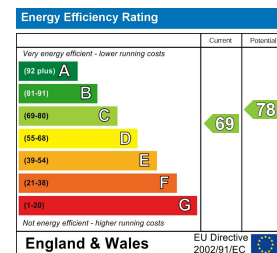
Floor Plan



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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