



Fairmoor Close

Parkend, Lydney, GL15 4HB

£375,000



*****VIRTUAL TOUR AVAILABLE***** A large and well-presented four-bedroom detached home located in the highly sought-after village of Parkend, offering generous and versatile living accommodation. The property benefits from off-road parking with an electric vehicle charging point, integral garage, en-suite to master bedroom and four well proportioned bedrooms. Ideally positioned within walking distance of woodland walks, the home also enjoys attractive views over the historic Dean Forest Railway. All being sold with no onward chain.

Tucked into the heart of the Forest of Dean, Parkend is a charming former mining village best known for its woodland setting, friendly community feel and brilliant access to outdoor life. Surrounded by ancient forest, it's ideal for buyers who want countryside living without feeling remote.

The village has a great social hub with a popular café and pub, plus the well-loved Dean Forest Railway adding real character and a sense of heritage. Everyday amenities and schooling can be found in nearby villages and towns, while Cannop Ponds, Puzzlewood and miles of walking and cycling routes are right on the doorstep.



The property is accessed via a partly glazed UPVC door leading into:

Entrance Hallway:

14'3 x 5'6 (4.34m x 1.68m)

Stairs to first floor landing, consumer unit, alarm system, radiator and power points. Door providing access to the downstairs WC and lounge.

Cloakroom:

7'10 x 3'2 (2.39m x 0.97m)

Suite comprising close-coupled WC, wash hand basin, radiator and extractor fan.

Lounge:

15'7 x 11'1 (4.75m x 3.38m)

Front aspect UPVC double glazed bay window, feature wood burner, radiator, TV point and power points. Double doors leading through to the dining room.

Dining Room:

9'11 x 11'1 (3.02m x 3.38m)

Rear aspect UPVC patio doors opening onto the garden, radiator and power points. Side aspect door providing access to the kitchen.

Kitchen:

8'2 x 14'1 (2.49m x 4.29m)

Fitted with a range of base, wall and drawer units, built-in fridge/freezer, built-in oven, integrated dishwasher, one-and-a-half bowl stainless steel sink unit, four-ring gas hob with extractor hood, inset ceiling spotlights and Worcester oil boiler. Rear aspect UPVC double glazed window.

Utility Room:

4'11 x 7'1 (1.50m x 2.16m)

Side aspect partially glazed UPVC double glazed door providing external access. Range of base and wall units, stainless steel sink and drainer unit, space for washing machine and under-counter fridge/freezer, power points and extractor fan.

First Floor Landing:

3'4 x 11'10 (1.02m x 3.61m)

Access to loft space, power points and cupboard housing the hot water cylinder. Doors providing access to all bedrooms and bathroom.

Bedroom One:

13'8 x 11'1 (4.17m x 3.38m)

Front aspect UPVC double glazed window, radiator, power points and built-in double wardrobe. Door to en-suite.

En-Suite:

3'9 x 6'4 (1.14m x 1.93m)

Front aspect UPVC double glazed frosted window. Suite comprising mains shower unit, close-coupled WC, wash hand basin, radiator, shaver point and extractor fan.

Bedroom Two:

11'10 x 9'4 (3.61m x 2.84m)

Rear aspect UPVC double glazed window, radiator, power points and built-in wardrobe.

Bedroom Three:

8'3 x 8'11 (2.51m x 2.72m)

Rear aspect UPVC double glazed window, radiator and power points.

Bedroom Four:

13'10 x 7'9 (4.22m x 2.36m)

Front aspect UPVC double glazed windows enjoying views over the steam railway, radiator and power points.

Bathroom:

8'3 x 7 (2.51m x 2.13m)

Rear aspect UPVC double glazed frosted window. Suite comprising panelled bath with shower over, wash hand basin, close-coupled WC, radiator, shaver point and extractor fan.

Outside:

To the front of the property there is off-road parking for two vehicles, a small lawn area, access to the garage and an

electric vehicle charging point.

The rear garden is accessed via the side of the property and features a patio seating area with the remainder laid to lawn. The oil tank is discreetly housed within the garden and enclosed by fencing.

Garage:

16'4 x 7'5 (4.98m x 2.26m)

Accessed via a manual up and over door. Power and lighting.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

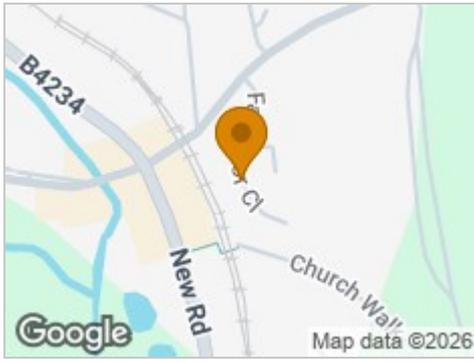
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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.

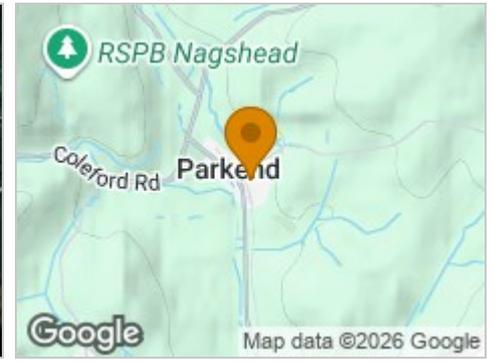
Road Map



Hybrid Map



Terrain Map



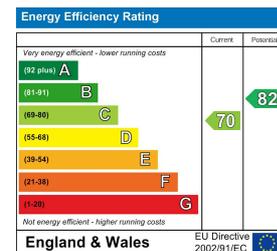
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.