

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.

Energy Efficiency Rating	
Current	Future
Very energy efficient - low running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (13-28)	
Not energy efficient - high running costs	
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£295,000

This BEAUTIFULLY PRESENTED MODERN FAMILY HOME enjoys a peaceful position within a popular residential development in Lydney. The property offers STYLISH, CONTEMPORARY LIVING throughout, including a spacious KITCHEN/DINER, a welcoming FAMILY LOUNGE, THREE GOOD-SIZED BEDROOMS, and a LANDSCAPED REAR GARDEN ideal for low-maintenance outdoor living.

Perfect for FAMILIES, first-time buyers, or anyone seeking a COMFORTABLE AND WELL-MAINTAINED HOME close to local amenities and woodland walks.

Lydney sits between the Forest of Dean and the River Severn, offering a superb blend of rural surroundings and practical accessibility. The town benefits from a wide range of amenities including supermarkets, shops, a health centre, sports facilities, and several primary schools along with The Dean Academy secondary school.

Commuters have convenient access to the A48 connecting to Gloucester, Chepstow, the Severn Crossings, and wider motorway networks.



ENTRANCE HALLWAY

Accessed via the front door. Radiator, power points, and understairs storage cupboard. Neutral décor creates an immediate sense of warmth and welcome.

LOUNGE

16'01 x 10'10 (4.90m x 3.30m)

A bright and inviting reception space with a large front-aspect UPVC double-glazed window. Radiator, power points, TV point, and soft neutral carpeting. Ideal for relaxing or family time.

CLOAKROOM

5'08 x 2'11 (1.73m x 0.89m)

Comprising low-level WC, wall-mounted wash basin, radiator, and front-aspect UPVC frosted window.

KITCHEN/DINER

17'10 x 11'05 (5.44m x 3.48m)

A beautifully designed contemporary space featuring a range of wall, base, and drawer units in a light modern finish complemented by wood-effect worktops, with integrated appliances including an oven and gas hob with stainless-steel extractor, fridge/freezer, dishwasher and a one and a half bowl stainless-steel sink. There is a dining area with ample space for a family dining table. A rear-aspect window and UPVC double patio doors flood the room with natural light and provide a seamless flow into the garden, making it ideal for everyday living and outdoor entertaining.

FIRST FLOOR LANDING

Side-aspect window, loft access, radiator, power points, and storage cupboard above the stairs.

BEDROOM ONE

11'06 x 8'10 (3.51m x 2.69m)

A well-proportioned main bedroom with built-in wardrobes, radiator, power points, and front-aspect UPVC double-glazed window. Served by:

EN-SUITE

7'00 x 4'01 (2.13m x 1.24m)

Walk-in double shower with mains shower and full tiling, wall-mounted wash basin, low-level WC, heated towel rail, extractor fan, tiled flooring, and ceiling spotlights.

BEDROOM 2

13'11 x 8'10 (4.24m x 2.69m)

A generous second double bedroom with a rear-aspect UPVC window, radiator, and power points.

BEDROOM 3

8'08 x 8'08 (2.64m x 2.64m)

A comfortable third bedroom - ideal as a child's room, nursery, or office, with a rear-aspect UPVC window, radiator, and power points.

FAMILY BATHROOM

6'07 x 5'07 (2.01m x 1.70m)

Suite comprising panel bath with mains shower and glass screen, wall-mounted wash basin, low-level WC, heated towel rail, extractor fan, tiled flooring, ceiling spotlights, and front-aspect UPVC frosted window.

OUTSIDE

FRONT

Off-road parking for two vehicles, with a path leading to gated side access.

REAR GARDEN

A smartly landscaped, low-maintenance garden featuring a spacious patio - perfect for outdoor dining - along with a lawned area and secure fencing. The layout offers an easy-care outdoor environment suitable for families and entertaining.

SERVICES

Mains gas, electricity, water, and drainage.

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 - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
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

Upon entering the village of Lydney opposite Tesco petrol station turn left towards the town centre, continue through Lydney and head up Highfield Hill until reaching the traffic lights. At the traffic lights turn right onto the new Redrow development. Turn right onto Herbert Howells Way and then immediately right onto Croome Close where the property can be found via 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.

