



20 Kingfisher Drive
Lydney GL15 5FX



STEVE GOOCH
ESTATE AGENTS | EST 1985

20 Kingfisher Drive Lydney GL15 5FX

£245,000

SPACIOUS THREE-BEDROOM SEMI-DETACHED FAMILY HOME in a **POPULAR RESIDENTIAL LOCATION**, featuring an **UPGRADED KITCHEN**, **OFF-ROAD PARKING FOR TWO CARS** and a **PRIVATE SOUTH-WEST FACING LANDSCAPED GARDEN**. The property also enjoys a particularly **ATTRACTIVE POSITION**.

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 HALL

Accessed via a part-glazed composite entrance door, with radiator, power points, stairs leading to the first floor, under-stair storage cupboard and doors to the kitchen/diner, lounge and cloakroom.

KITCHEN/DINER

11'9" x 9'7" (3.58m x 2.92m)

Fitted with a range of base, wall and drawer-mounted units with rolled-edge worktops over, incorporating a one-and-a-half bowl single drainer sink unit with mixer tap. Integrated double oven with four-ring induction hob and stainless steel cooker hood over, integrated fridge/freezer space, plumbing for washing machine and space for tumble dryer. Further power and appliance points, radiator, inset ceiling spotlights and front-aspect double-glazed UPVC window. There is ample space for a dining table and chairs.

LOUNGE

16'8" x 13'10" (5.08m x 4.22m)

A well-proportioned reception room with radiator, power points, television point, rear-aspect double-glazed UPVC window and double-glazed UPVC double doors providing access onto the rear garden.

CLOAKROOM

5'7" x 3'1" (1.70m x 0.94m)

Comprising low-level WC, pedestal wash hand basin with tiled splashback, radiator and front-aspect frosted double-glazed UPVC window.

FIRST FLOOR LANDING

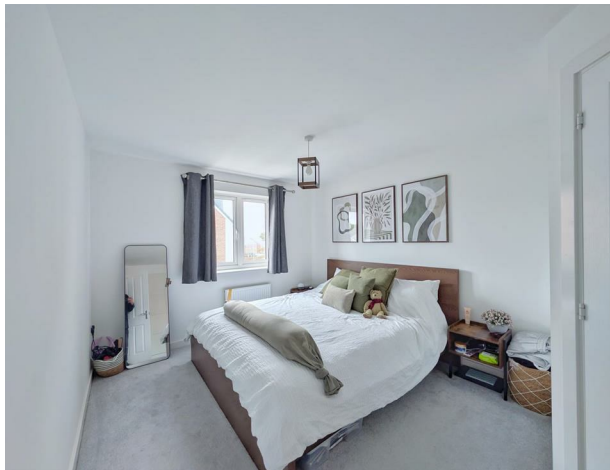
With power points, useful storage cupboard and access to the loft space, with doors leading to all three bedrooms and the family bathroom.

BEDROOM ONE

13'10" x 9'8" (4.22m x 2.95m)

A generous principal bedroom with radiator, power points, double doors into built-in wardrobes and rear-aspect double-glazed UPVC window.





EN-SUITE

5'6" x 5' (1.68m x 1.52m)

Fitted with a corner shower enclosure with mains-fed shower, low-level WC and pedestal wash hand basin. Part-tiled walls, radiator and extractor fan.

BEDROOM TWO

9'9" x 9'8" (2.97m x 2.95m)

With radiator, power points and front-aspect double-glazed UPVC window.

BEDROOM THREE

10'3" x 6'8" (3.12m x 2.03m)

With radiator, power points and rear-aspect double-glazed UPVC window.



BATHROOM

6'7" x 5'6" (2.01m x 1.68m)

Fitted with a white suite comprising panel bath with electric shower over and tiled surround, pedestal wash hand basin and low-level WC. Part-tiled walls, heated towel rail and front-aspect frosted double-glazed UPVC window.

OUTSIDE

To the front of the property is a driveway providing off-road parking for two vehicles, with an additional guest parking space alongside. A pathway leads to the low-maintenance front garden, which has been laid with stone pebbles. There is gated access to the rear garden. The south-west facing rear garden has been landscaped to provide a large patio seating area with pergola, central artificial lawn and further stone-pebbled seating area. The garden is fully enclosed by fencing and walling and enjoys an exceptionally private and secluded aspect, being completely unoverlooked. There is also a wooden garden shed, outside power point and outside tap.

SERVICES

Mains gas, electricity, drainage and water.

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: 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

From the A48, head onto Lydney Park Boulevard and take the first right into Par Four Lane, continue through the estate, staying on Par Four Lane, continue to the top of the road and turn right on to Kingfisher Drive where the property can be found on the right hand side.

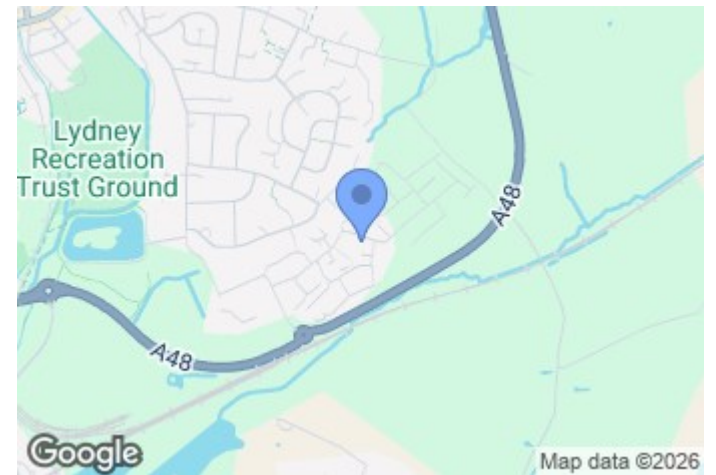
PROPERTY SURVEYS

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

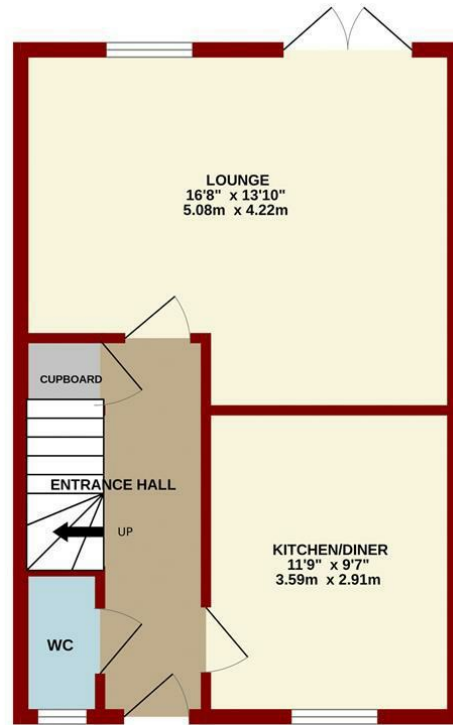
AWAITING VENDOR APPROVAL

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





GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



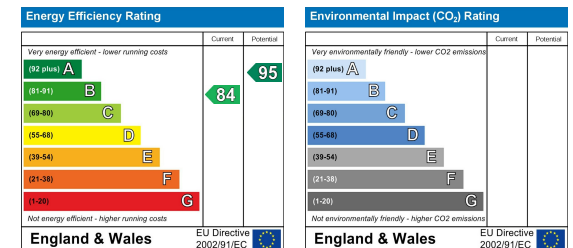
1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

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.





1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys