



Kingfisher Drive Lydney, Gloucestershire, GL15 5FX

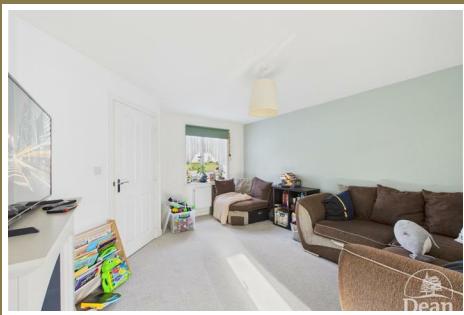
£250,000

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VIRTUAL TOUR AVAILABLE Set on the popular Kingfisher Drive, this well-presented three bedroom home enjoys around seven years remaining on the NHBC guarantee and offers smart, modern living with generous proportions throughout. Highlights of the home include a light-filled kitchen/dining room with double doors to the rear garden, a convenient downstairs cloakroom, and an en-suite shower room to the main bedroom, plus off road parking for two vehicles.

Set on the southern edge of the Forest of Dean and close to the Severn Estuary, Lydney is a well-connected town that blends everyday convenience with open countryside and waterside walks. The town centre offers a good range of shops, cafés, pubs and amenities, making it a practical and popular base for families and commuters alike.



Entrance Hallway:

3'9 x 8'4 (1.14m x 2.54m)

Radiator, power points and stairs to first floor landing. Herringbone style flooring. Doors provide access to the downstairs cloakroom and lounge.

Downstairs Cloakroom:

3'0 x 5'6 (0.91m x 1.68m)

Front aspect UPVC double glazed frosted window. Suite comprising close-coupled WC, wash hand basin with mixer tap, radiator, herringbone style flooring and wall-mounted fuse board.

Lounge:

12'0 x 14'3 (3.66m x 4.34m)

Front aspect UPVC double glazed window, radiator, electric fireplace, TV point and power points. Useful under-stairs storage cupboard. Door providing access to the kitchen/diner.

Kitchen/Dining Room:

15'2 x 8'8 (4.62m x 2.64m)

Fitted with a range of wall, base and drawer units, built-in oven, gas hob with extractor hood, space for dishwasher, washing machine and freezer. Cupboard housing the boiler. Dining area with radiator, power points and UPVC double glazed double doors opening onto the rear garden.

First Floor Landing:

3'4 x 5'10 (1.02m x 1.78m)

Airing cupboard, loft access with a ladder (the loft is fully boarded having been converted professionally with lighting and shelves), power points and doors providing access to all bedrooms and the bathroom.

Bedroom One:

9'6 x 9'6 (2.90m x 2.90m)

Front aspect UPVC floor-to-ceiling double glazed window, radiator, power points and over-stairs storage cupboard. Door providing access to the en-suite.

En-Suite:

5'3 x 5'8 (1.60m x 1.73m)

Front aspect UPVC double glazed window. Suite comprising walk-in shower with fully tiled surround and mains-fed shower, wash hand basin with mixer tap, close-coupled WC, radiator and extractor fan.

Bedroom Two:

8'9 x 7'5 (2.67m x 2.26m)

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

Bedroom Three:

6'1 x 7'6 (1.85m x 2.29m)

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

Bathroom:

5'6 x 5'10 (1.68m x 1.78m)

Side aspect UPVC double glazed frosted window.
Suite comprising panelled bath, wash hand basin
with mixer tap, close-coupled WC and radiator.

Outside:

To the front of the property there is off-road parking for two vehicles.

To the rear, the garden features a small patio seating area leading to a lawn, fully enclosed by fencing with side access.



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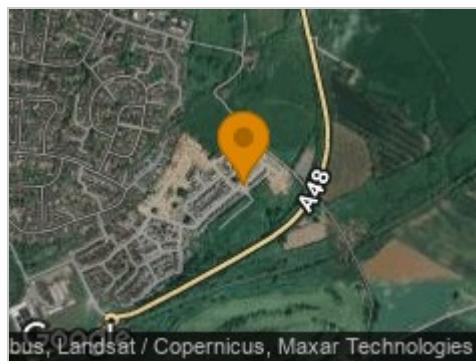
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

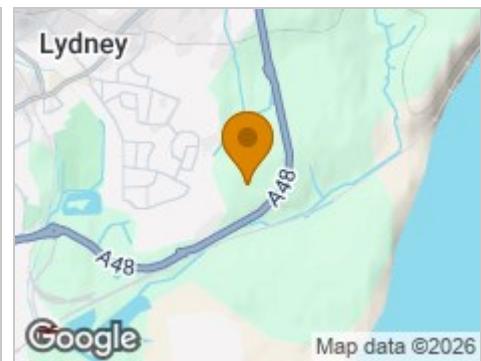
Road Map



Hybrid Map



Terrain Map



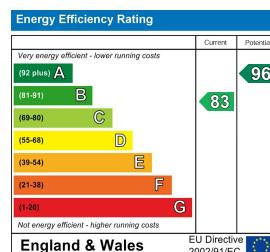
Floor Plan



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



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