



## Lansdown Walk

Bream, Lydney, GL15 6NE

£450,000



A rarely available and substantial four bedroom detached bungalow, offering over 1500 sq ft of versatile living accommodation, situated in the sought-after village of Bream. This impressive bungalow provides generous single-storey living with extensive and flexible space throughout, making it ideal for families or those seeking spacious countryside living.

The property benefits from a large lounge with feature woodburner, a well-appointed kitchen, multiple reception rooms and utility spaces, and four well-proportioned bedrooms, including a master bedroom with en-suite. The layout offers excellent flexibility, with additional rooms ideal for hobbies, home working or further reception use.

Externally, the property is a standout feature, boasting a beautifully maintained wraparound mature garden with established trees, floral borders, rockery areas and multiple seating zones, creating a private and peaceful outdoor setting. The home also enjoys a stunning open outlook over Forest of Dean countryside to the front.



The property is accessed via a partially glazed UPVC door into:

#### Entrance Hallway:

L-shaped entrance hallway with storage cupboard, radiator and power points.

#### Lounge:

Dual aspect front and side UPVC double glazed windows, radiator, power points and feature wood burner with surround.

#### Kitchen / Diner

Front aspect UPVC double glazed windows. Fitted with a range of wall, base and drawer units, built-in oven, hob with extractor fan over, stainless steel one and a half bowl sink and drainer with mixer tap, two built-in fridges and dishwasher, radiator and power points.

From the Entrance Hallway doors give access into:

#### Bedroom Two:

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

#### Bedroom Three

Dual aspect room with side UPVC double glazed window and rear UPVC double glazed patio doors leading to the rear patio area. Radiator, power points and fuse board.

#### Bedroom Four

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

#### Bathroom:

Rear aspect UPVC double glazed frosted window. Featuring Jacuzzi bath with mixer taps and electric shower over, close coupled WC, vanity wash hand basin with mixer tap, heated towel rail and extractor fan and tiled flooring.

#### Inner Hallway:

Access to large storage cupboards with shelving, radiator and access to bedroom accommodation and additional rooms.

#### Bedroom One:

Front aspect UPVC double glazed window, radiator and power points. Door to:

#### En-Suite

Fully tiled with easy-wipe panelling, walk-in shower with mains shower over, vanity wash hand basin with mixer tap, close coupled WC, heated towel rail, extractor fan and tiled flooring.

#### Utility Room:

Rear aspect UPVC double glazed window and side aspect UPVC double glazed frosted door giving access to patio area. Space for washing machine and dryer, base and drawer units, stainless steel sink and drainer with mixer tap, power points.

### Boiler Room:

Housing Worcester oil boiler, side aspect UPVC double glazed frosted door giving side access, radiator and power points.

### Hobby Room:

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

### Garage:

Integral garage accessed via manual up and over door, power and lighting, side aspect UPVC double glazed frosted door and water tap.

### Outside:

### To the Front:

Large driveway providing parking for several vehicles and access to the integral garage. Pathway leading to the front entrance and wraparound garden access.

### Garden:

A stunning wraparound mature garden with pathway surrounding the property. Featuring a weeping willow tree, magnolia, wisteria, rhododendrons and clematis with established floral borders, rockery areas and multiple lawn sections. The rear garden includes a private patio seating area with further storage shed, oil tank and side access.



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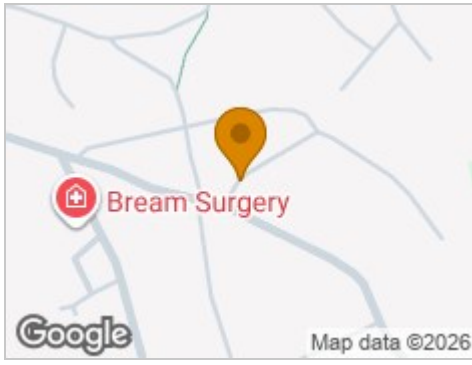
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Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



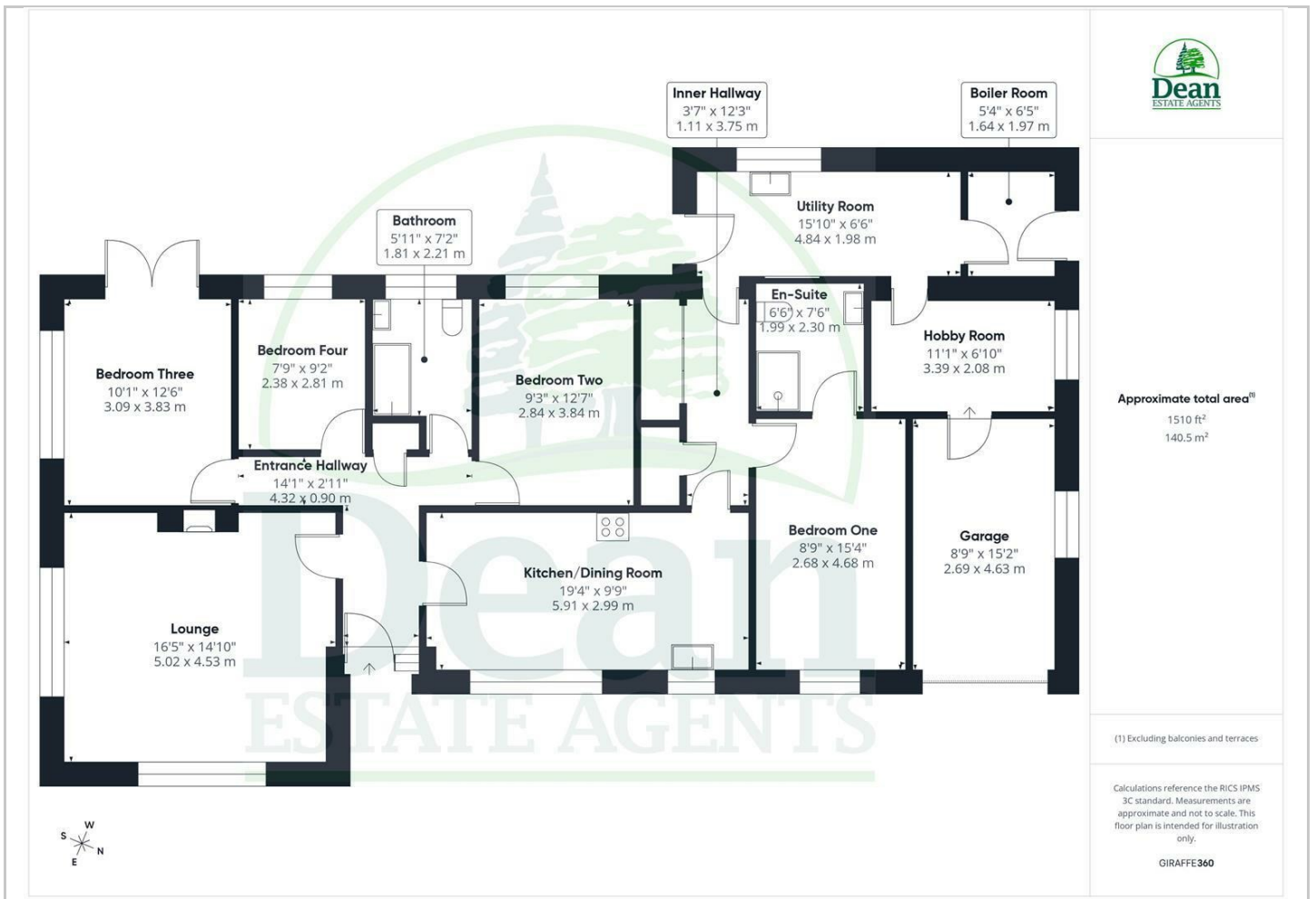
## Hybrid Map



## Terrain Map



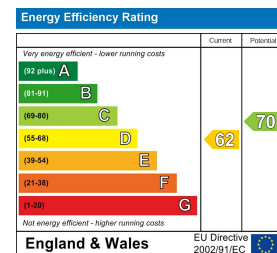
## Floor Plan



## 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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