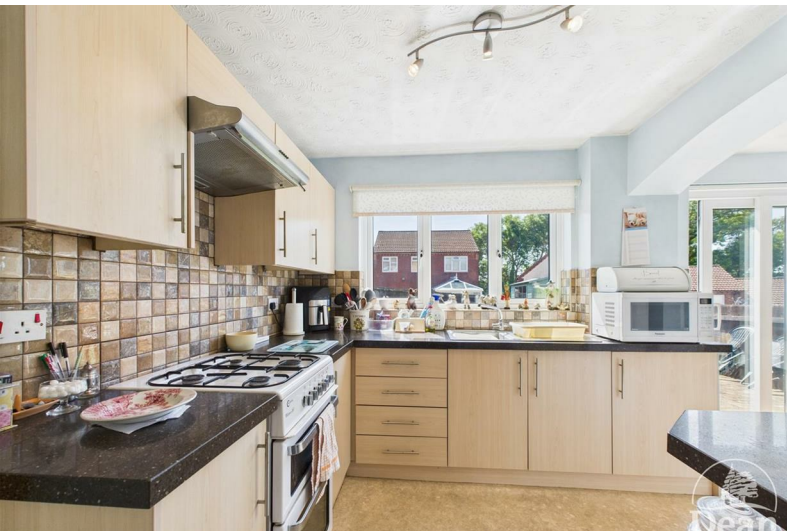




## 8 Nodens Way

Lydney, GL15 5NP

£317,500



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are pleased to present this three bedroom detached family home situated in a prime location and close to Lydney Town Centre.

This property offers a good size kitchen/diner, spacious living room, downstairs cloakroom, integrated garage, three sizeable bedrooms, one with an en-suite, and a family bathroom. Outside, the property boasts a wonderful landscaped rear garden, and off road parking for two vehicles to the front.

Nodens Way is situated just outside the town of Lydney where you will find a variety of local amenities such as supermarkets, doctors surgeries, dentists, pharmacies, cafes, independent businesses, free houses and great bus links.



#### Entrance Hallway:

6'1" x 13'11" (1.86 x 4.26)

A spacious entrance hallway with doors leading to: Lounge, Kitchen & Cloakroom.

#### Lounge:

10'10" x 16'2" (3.32 x 4.93)

A sizeable room with bay window to front aspect, fireplace & surround, wall lighting, two radiators, power points.

#### Cloakroom:

2'9" x 5'8" (0.84 x 1.73)

W.C, wash hand basin, radiator, window to front aspect.

#### Kitchen/Diner:

16'9" x 5'8" (5.13 x 1.75)

A range of wall, base & drawer units, stainless steel sink & drainer, space for free standing cooker & fridge/freezer, under-stairs storage cupboard, window to rear aspect, patio sliding doors leading out to the rear garden, radiator, power points.

#### Dining Room:

8'8" x 10'3" (2.66 x 3.13)

Bright & airy room, radiator, power points. Sliding doors leading into the sun room.

#### Sun Room:

6'4" x 7'2" (1.94 x 2.20)

A wonderful room to relax in with a lovely outlook into the rear garden.

#### Utility Area:

7'8" x 4'0" (2.36 x 1.24)

Under counter space & plumbing for appliances such as washing machine, tumble dryer, dishwasher, stainless steel sink & drainer, boiler, window to side aspect.

#### Stairs to first floor landing:

6'4" x 10'8" (1.94 x 3.26)

#### Bedroom One:

10'7" x 10'7" (3.25 x 3.25)

Window to rear aspect, fitted wardrobes, radiator, power points. Door to: En-suite

#### En-suite:

8'5" x 3'9" (2.58 x 1.16)

Shower cubicle, vanity wash hand basin, W.C, vertical wall mounted radiator, extractor fan, window to side aspect.

#### Bedroom Two:

9'8" x 9'3" (2.96 x 2.84)

Window to front aspect, radiator, power points

**Bedroom Three:**

7'6" x 7'10" (2.29 x 2.40)

Window to front aspect, radiator, power points.

**Bathroom:**

6'7" x 5'6" (2.01 x 1.70)

Panelled bath with mixer tap, wash hand basin, W.C, radiator, extractor fan, window to rear aspect.

**Garage:**

7'10" x 17'1" (2.40 x 5.23)

Power & lighting.

**Outside:**

To the rear aspect - A large garden mostly laid to lawn & patio seating area, storage shed, side access from both sides of the property.

To the front - a paved driveway offering parking for two vehicles, access to garage via up & over door.



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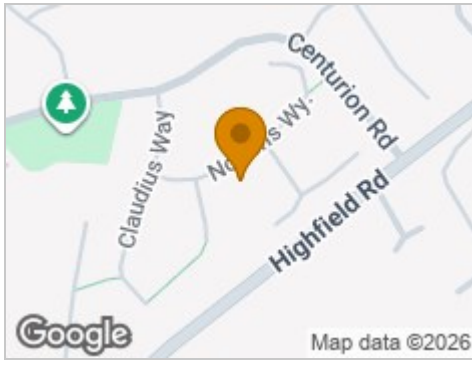
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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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

## Road Map



## Hybrid Map



## Terrain Map



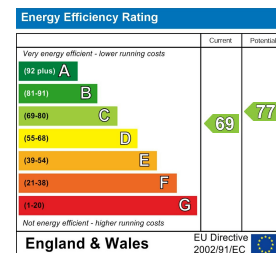
## Floor Plan



## 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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