



Goldfinch Way

Lydney, GL15 5GB

£484,995



Built by premium house builders Charles Church and forming part of their sought-after Bamburgh Collection, this stunning four bedroom detached home offers beautifully presented and versatile accommodation throughout. The property benefits from a truly impressive open-plan kitchen, dining and snug living space, alongside a generous lounge and four well proportioned bedrooms.

The ground floor is finished to an excellent standard and offers a welcoming entrance hallway, spacious lounge, downstairs WC, utility room and superb open-plan kitchen, dining and snug area with bi-folding doors opening onto the rear garden. Upstairs, the property continues to impress with four bedrooms, including a master bedroom with en-suite and walk-in wardrobe.

Outside, the property benefits from a generous driveway providing off-road parking for several vehicles, an electric vehicle charging point and a good sized rear garden. The property also benefits from a garage, providing excellent additional storage.



Agents Note:

This property has been finished to a show home specification. Please note that this specification does not form part of the standard specification for the development. For further information, please speak to the sales advisor's team.

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

Entrance Hallway:

6'10 x 6'8 (2.08m x 2.03m)

Front aspect UPVC double glazed frosted window, LVT flooring, radiator, large understairs storage cupboard, heating zonal control unit, power points and stairs giving access to first floor landing.

Lounge:

12'4 x 17'4 (3.76m x 5.28m)

Front aspect UPVC double glazed window, side aspect UPVC double glazed window, power points, television point, thick pile carpet and double radiator.

Kitchen / Dining / Snug Living Space:

A superb and versatile open-plan space, ideal for modern family living and entertaining.

Dining Area:

11'7 x 10'5

Dual aspect with front and side aspect UPVC double glazed windows, two radiators, several power points and LVT flooring continuing throughout.

Kitchen:

25'5 x 9'8 (7.75m x 2.95m)

Side aspect UPVC double glazed window, beautifully fitted with a range of wall, drawer and base mounted units, porcelain worktops, matching splash backs, stylish kitchen doors, AquaTech tap, built-in oven, induction hob and extractor fan, integrated fridge/freezer, task lighting, power points and LVT flooring.

Snug:

Rear aspect UPVC double glazed bi-folding doors providing access onto the rear garden, radiator, power points and a lovely seating area, creating an ideal space for relaxing whilst remaining connected to the main kitchen and dining area.

Utility Room:

6'1 x 4'6 (1.85m x 1.37m)

Rear aspect UPVC double glazed partially frosted door providing side access, worktop with base units, additional wall and base mounted storage, inset spotlights, integrated washing machine and cupboard housing the Ideal combination boiler.

Downstairs WC:

6'1 x 4'10 (1.85m x 1.47m)

Side aspect UPVC double glazed window, close coupled WC, wash hand basin with mixer tap over, heated towel rail, half-height wall tiling and inset ceiling spotlights.

First Floor Landing:

9'11 x 13'10 (3.02m x 4.22m)

A spacious square landing with front aspect UPVC double glazed window, radiator, inset ceiling spotlights and loft access space.

Bedroom One:

12'5 x 10'9 (3.78m x 3.28m)

Front and side aspect UPVC double glazed windows, radiator, power points, large walk-in wardrobe area with additional cupboard space, heating control panel and power point.

En-Suite:

5'2 x 7'6 (1.57m x 2.29m)

Side aspect UPVC double glazed window, walk-in shower with rainfall shower over, close coupled WC, wash hand basin with mixer tap over, heated towel rail, inset ceiling spotlights and partially tiled walls.

Bedroom Two:

12'6 x 9'9 (3.81m x 2.97m)

Rear aspect UPVC double glazed window, radiator, power points and large built-in wardrobe space.

Bedroom Three:

8'9 x 10'5 (2.67m x 3.18m)

Front and side aspect UPVC double glazed windows, radiator and power points.

Bedroom Four:

8'9 x 9'7 (2.67m x 2.92m)

Rear and side aspect UPVC double glazed windows, radiator and power points.

Outside:

To the front of the property is a generous driveway providing off-road parking for several vehicles, together with an electric vehicle

charging point and access to the garage.

To the rear is a good sized garden with a small patio area leading onto a mainly laid to lawn garden. The garden is enclosed by walling and fencing, with side gated access providing convenient access around the property.

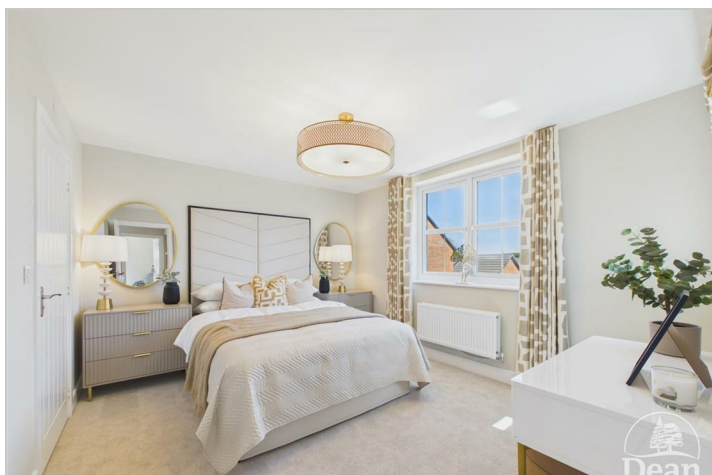
Garage:

The property benefits from a good sized garage, providing excellent additional storage and parking facilities.

Agents Note:

There is an annual estate maintenance fee of £209.33.

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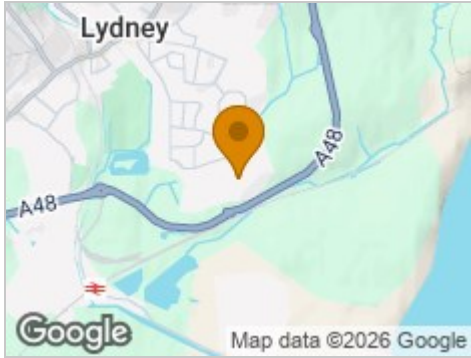
Road Map



Hybrid Map



Terrain Map



Floor Plan

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ESTATE AGENTS

Approximate total area⁽¹⁾
1411 ft²
131 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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