Dean
ESTATE AGENTS

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Cross Farm Close

Aylburton, Lydney, GL15 6EB

£440,000

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VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer this well presented and rarely available large three double bedroom detached home, situated in a quiet cul-de-sac within the popular village of Alyburton. The property offers generous and versatile accommodation throughout, including a spacious lounge, open-plan dining area, kitchen/breakfast room and a bright sun room overlooking the garden.

Upstairs, the home benefits from three well-proportioned double bedrooms, with the master bedroom having its own en-suite, alongside a beautifully fitted modern family bathroom. Externally, the property offers a large driveway, garage and an attractive low-maintenance rear garden, making this an ideal family home offered with no onward chain.

The property also benefits from the addition of solar panels with two batteries, helping to improve energy efficiency and reduce running costs.

The property is accessed via a partly glazed UPVC

Entrance Hallway

5'9 x 12'6 (1.75m x 3.81m)

Front aspect UPVC double glazed frosted windows and side aspect UPVC double glazed frosted window, electric radiator. opening through to the dining area.

W.C.

3'3 x 6'7 (0.99m x 2.01m)

Front aspect UPVC double glazed frosted window, close-coupled WC, wash hand basin with mixer tap over, radiator and fuse board.

Kitchen/Breakfast Room:

16 x 9'2 (4.88m x 2.79m)

Front aspect UPVC double glazed window and rear aspect UPVC double glazed frosted door providing access to the garden. L-shaped kitchen comprising of a range of wall, base and drawer units, built-in oven, separate built in fridge and freezer, magnetic knife rack, one and a half bowl sink unit with mixer tap, four ring induction hob with separate gas hob (bottled gas), built-in dishwasher, breakfast bar, two Velux windows (can be operated automatically via remote) and dual heated (electric & oil) towel rail, floor level heaters and underfloor heating.

Dining Room:

16 x 11'8 (4.88m x 3.56m)

Side aspect UPVC double glazed window, large radiator, stairs leading to the first floor landing and side aspect UPVC double glazed door giving access to the garden. Door through to:

Living Room

19'6 x 11'4 (5.94m x 3.45m)

Side aspect UPVC double glazed window, feature fireplace with surround, two radiators, television point and power points. Indoor oak framed bi-fold doors leading to:

Sun Room:

15'2 x 9'1 (4.62m x 2.77m)

Rear and side aspect UPVC double glazed windows and side aspect UPVC double glazed double doors providing access to the garden. Skirting board air blow heater and power points.

First Floor Landing:

6 x 11'6 (1.83m x 3.51m)

Side aspect UPVC double glazed window, stunning glass balustrade allowing natural light to flow, power points and doors leading to all bedrooms and bathroom.

Bedroom One:

10'3 x 11'3 (3.12m x 3.43m)

Rear aspect UPVC double glazed window, radiator, power points and built-in wardrobes with sliding doors providing hanging and shelving space. Door leading to:

En-Suite:

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

Side aspect UPVC double glazed frosted window, walk-in shower with mains shower overhead, close-coupled WC, vanity unit, wash hand basin, heated towel rail and ceiling spotlights.

Bedroom Two:

9'10 x 12 (3.00m x 3.66m)

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

Bedroom Three:

10'2 x 8'9 (3.10m x 2.67m)

Front aspect UPVC double glazed window, radiator, power points and large built-in storage cupboard with shelving and hanging space.

Bathroom:

9'8 x 8'7 (2.95m x 2.62m)

Recently fitted modern suite comprising panelled bath with mixer tap, large walk-in shower with head height shower & rainfall shower over, close-coupled WC, vanity wash hand basin with mixer tap, radiator, ladder radiator (dual fuel oil and electric), fully tiled walls, ceiling spotlights, extractor fan and airing cupboard housing the hot water cylinder with shelving for storage.

Garage:

8'9 x 20 (2.67m x 6.10m)

Large length garage accessed via a manual up-and-over door. Power and lighting, rear aspect UPVC double glazed frosted window, Worcester oil boiler and additional overhead storage space.

Outside:

To the front of the property is a large driveway providing ample off-road parking along with a lawned garden and established floral borders. Pathway leading to the front entrance.

The rear garden is arranged over several levels and designed for low maintenance. The first section offers a patio area with additional parking potential if required. Steps lead to a further private seating area, creating an attractive space for outdoor dining and relaxation. The garden is bordered by mature plants and flowers and benefits from side access on both sides of the property.

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Road Map

Hybrid Map

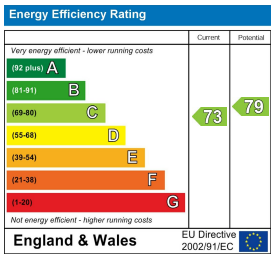
Terrain Map

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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