



## Lancaster Drive

Lydney, GL15 5SL

Offers In Excess Of £259,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* A well presented two-bedroom semi-detached bungalow, recently enhanced with a brand-new roof and offering spacious and versatile accommodation throughout. The property boasts a generous lounge, a bright and airy conservatory flooded with natural light, and a useful side study area currently utilised as a utility/multi-purpose room.

There are two well-proportioned double bedrooms, along with private, non-overlooked gardens providing a peaceful outdoor space. To the front, a substantial driveway offers ample off-road parking for multiple vehicles.



Approached via a side entrance with car port.

#### Entrance Hall:

3'10" x 12'0" (1.17m x 3.67m)

L-shaped entrance hall with wood-effect tiled flooring, coved ceiling and picture rail. cupboard with radiator and doors providing access to both bedrooms, shower room, kitchen and lounge.

#### Lounge:

16'11" x 10'7" (5.18m x 3.24m)

Rear aspect with large double glazed sliding doors leading into the conservatory. Stone fireplace with wooden mantle and living flame gas fire, radiator, ample power points and coved ceiling.

#### Kitchen:

9'0" x 8'2" (2.75m x 2.51m)

Rear aspect with a range of base units and drawers, worktop surfaces and wall cupboards. Integrated electric oven, gas hob, sink unit with mixer tap, Rear aspect UPVC double glazed window, laminate flooring, coved ceiling and radiator. Door leading into utility/office room.

#### Utility/Office Room:

12'11" x 10'5" (3.96m x 3.18m)

Side aspect with UPVC double glazed windows and Rear aspect UPVC door providing access to the rear garden. Wall cupboards, worktop surface with plumbing for washing machine, radiator and coved ceiling.

#### Conservatory:

6'7" x 9'10" (2.01m x 3.02m)

Side and rear UPVC double glazed windows and door, laminate flooring and ceiling spotlights, enjoying views over the private rear garden.

#### Bedroom One:

12'9" x 8'9" (3.89m x 2.69m)

Front aspect UPVC double glazed window, coved ceiling, radiator and built-in triple wardrobes.

#### Bedroom Two:

10'9" x 8'10" (3.28m x 2.70m)

Front aspect UPVC double glazed window, radiator and coved ceiling. Built-in four-door floor-to-ceiling wardrobes and meter cupboard.

#### Shower Room:

7'10" x 5'8" (2.39m x 1.73m)

Fully tiled walls and floor, corner shower cubicle

with thermostatic shower, vanity wash hand basin, WC, heated towel rail, twin UPVC double glazed windows and coved ceiling.

### Shed:

9'5 x 4'4 (2.87m x 1.32m)

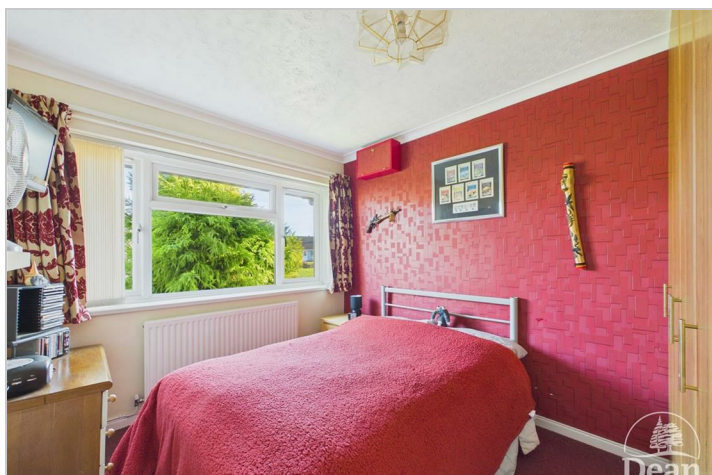
Accessed externally at the rear, power and lighting.

### Outside:

To the front, the garden is gravelled with decorative purple slate and an abundance of shrubs. Private off-road parking is available for

several vehicles, including covered parking under the car port.

The rear gardens are particularly private and secure, offering level grounds with a patio area, covered rear entrance space, enclosed vegetable garden, store room, outside lighting and an additional covered seating area leading from the conservatory. The garden is fully enclosed with fenced boundaries, creating a peaceful and low-maintenance outdoor space.



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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



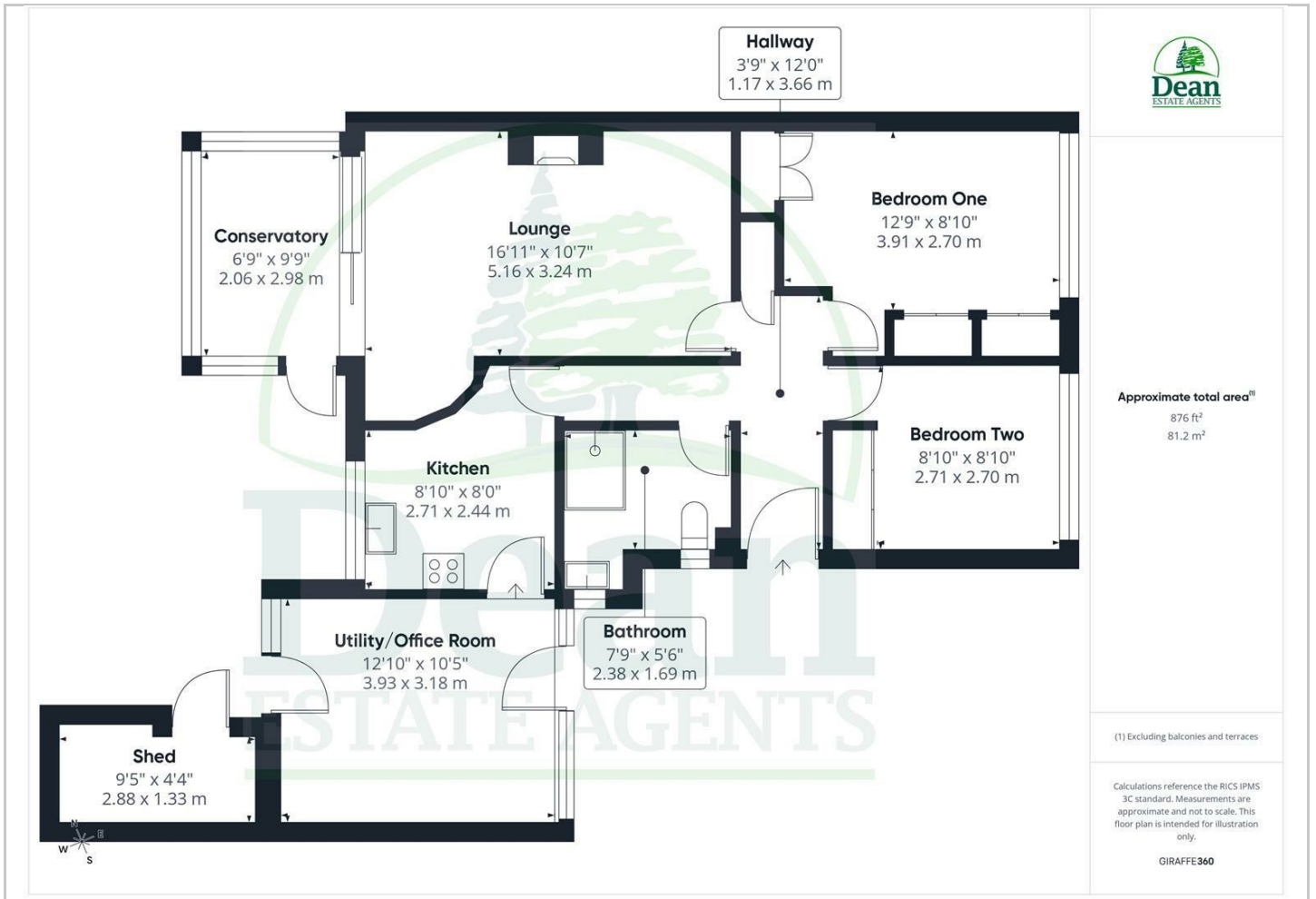
## Hybrid Map



## Terrain Map



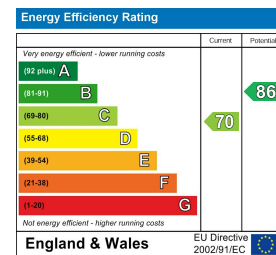
## Floor Plan



## 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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