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Tel: 01594 368202
Email: lydney@deanestateagents.co.uk



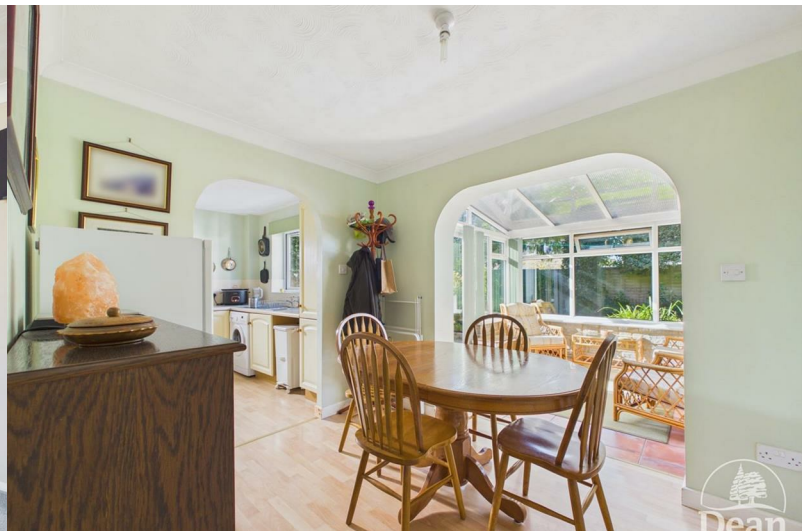
Steeple View

Lydney, GL15 5TL

£350,000

3 2 1 B





A well-presented three-bedroom detached home, situated in the rarely available location of Steeple View and enjoying an attractive outlook towards Lydney Church. Properties in this sought-after position do not often come to the market, making this an excellent opportunity for buyers looking for a home in a particularly desirable setting.

The property offers well-proportioned accommodation, including a good-sized lounge, a separate kitchen and dining area, and a conservatory with underfloor heating and direct access to the rear garden. There are three bedrooms, with the principal bedroom benefiting from a newly fitted en-suite shower room, complemented by a further modern shower room.

The property also benefits from 18 solar panels and a large battery, providing the potential for reduced electricity costs through daytime usage alongside additional income through the Smart Export Guarantee (SEG). The current owner advises that quarterly electricity bills are approximately £70, including around £52 in standing charges, while SEG payments typically generate £160–£230 per quarter. They also estimate a further £70–£80 in quarterly savings through electricity used during sunny periods. These figures are based on the current owner's experience and are not guaranteed.







Entrance Hallway:
4'10 x 5'8 (1.47m x 1.73m)
Partially glazed metal-framed security entrance door, radiator, power points and stairs leading to the first-floor landing. Doors provide access to the ground-floor accommodation.

Lounge:
11'7 x 14'4 (3.53m x 4.37m)
UPVC double-glazed leaded windows to the front and side aspects, electric fireplace, radiator and power points.

Downstairs WC:
6'4 x 2'9 (1.93m x 0.84m)
Close-coupled WC, wash hand basin with tap over, radiator and extractor fan.

Dining Room:
10 x 7'9 (3.05m x 2.36m)
Rear-facing opening providing access to the conservatory, two radiators and power points. An open-plan opening leads through to the kitchen.

Kitchen:
9'7 x 9'8 (2.92m x 2.95m)
Range of wall and base units, built-in oven, four-ring gas hob with extractor fan over, stainless steel sink and drainer with mixer tap, and space for a fridge, freezer and washing machine. UPVC double-glazed leaded window to the rear aspect, newly replaced UPVC door to the side aspect and power points.

Conservatory:
9'10 x 9'11 (3.00m x 3.02m)
UPVC double-glazed windows to the rear and side aspects, newly replaced UPVC patio doors opening onto the garden, polycarbonate roof, power points and underfloor heating.

First-Floor Landing:
4'9 x 3'1 (1.45m x 0.94m)
UPVC double-glazed leaded window to the side aspect, two storage cupboards, one providing general storage and the other housing the boiler with shelving. The property also benefits from fully insulated exterior walls and loft.

Bedroom One:
10'8 x 11 (3.25m x 3.35m)
UPVC double-glazed leaded window to the rear aspect, double wardrobe with hanging and shelving space, radiator and power points. Door leading to the en-suite shower room.

En-Suite:
8'3 x 5 (2.51m x 1.52m)
Newly fitted en-suite comprising of a frosted UPVC double-glazed leaded window to the side aspect, walk-in shower with mains shower over, vanity wash hand basin with mixer tap, close-coupled WC, fully tiled walls and floor, heated towel rail, shaver point and extractor fan.

Bedroom Two:
10'3 x 9'9 (3.12m x 2.97m)
UPVC double-glazed leaded window to the front aspect, wardrobe space with hanging and shelving options, radiator and power points.

Bedroom Three:
7'4 x 9 (2.24m x 2.74m)
UPVC double-glazed leaded window to the front aspect, wardrobe with hanging and shelving space, radiator and power points.

Bathroom:
6'9 x 6'6 (2.06m x 1.98m)
Newly fitted modern shower room comprising of a frosted UPVC

double-glazed leaded window to the rear aspect, walk-in shower with mains shower over, vanity wash hand basin with mixer tap, close-coupled WC, fully tiled walls and floor, heated towel rail and extractor fan.

Garage:

7'11 x 16'4 (2.41m x 4.98m)

Accessed via a newly replaced up and over door, with power and lighting. A UPVC double-glazed door to the side aspect provides additional access to the side of the property.

Outside:

To the front of the property is off-road parking with access to the garage. A pathway leads to the front entrance, alongside a feature garden area with established hedging, providing a degree of privacy.

The rear garden features a patio seating area leads onto a lawned garden, with established planting areas to the sides. The garden enjoys a pleasant, private outlook and provides a good balance of patio and lawn space.









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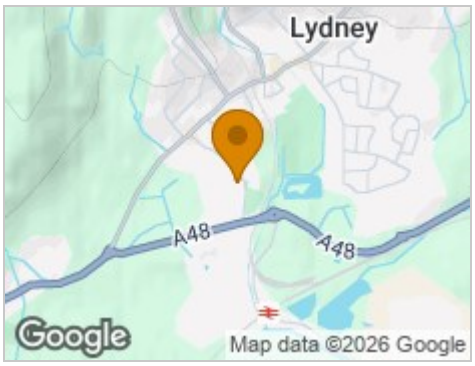
Road Map



Hybrid Map



Terrain Map



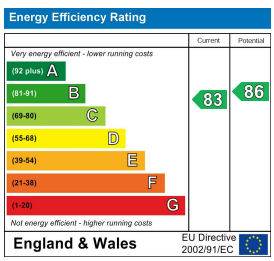
Floor Plan



Viewing

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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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5 Bridge House, Newerne Street, Lydney, Gloucestershire, GL15 5RF
Tel: 01594 368202 Email: lydney@deanestateagents.co.uk

The Property Ombudsman