



The Hawthorns

Lydney, Gloucestershire, GL15 5BX

£425,000

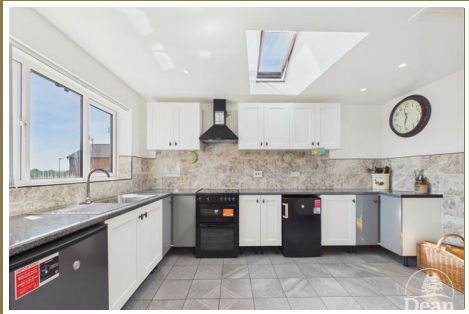


A beautifully presented four bedroom detached family home, offering spacious and versatile living accommodation throughout. Situated within a popular residential location, the property benefits from generous reception space, an extended kitchen area and a stunning tiered rear garden ideal for entertaining and family living.

The accommodation briefly comprises a spacious lounge with patio doors onto the rear garden, separate dining room, extended kitchen with utility room and downstairs WC. Upstairs offers four good sized bedrooms, with the master bedroom benefiting from en-suite facilities, together with a family bathroom.

Further benefits include a garage, ample off-road parking and a beautifully maintained rear garden arranged over several tiers with patio seating areas, lawned sections and planting areas.

Lydney is a thriving market town on the edge of the beautiful Forest of Dean, offering an excellent blend of countryside living and everyday convenience. The town benefits from a wide range of amenities including supermarkets, independent shops, cafés, restaurants, schools, doctors' surgeries and leisure facilities. Surrounded by stunning woodland and scenic walks, Lydney is also well placed for access to the Wye Valley and River Severn. For commuters, the town offers a railway station with direct links to Cheltenham, Gloucester and Cardiff, along with excellent road connections to the M4 and M5.



Approached via a partially glazed UPVC front door into:

Entrance Hallway:

4'11" x 2'11" (1.50m x 0.90m)

Tiled flooring, radiator, cupboard space with hanging and shelving options, stairs to first floor landing and doors leading to all downstairs rooms.

Lounge:

22'7" x 16'1" (6.89m x 4.91m)

Rear aspect UPVC double glazed patio doors providing access onto the rear patio area, further rear aspect UPVC double glazed window, radiator, power points and understairs storage cupboard.

Dining Room:

14'10" x 10'5" (4.54m x 3.19m)

Front and side aspect UPVC double glazed windows, radiator and power points. Double doors leading from the lounge and door into:

Kitchen:

13'4" x 9'9" (4.07m x 2.99m)

Side aspect UPVC double glazed window, rear aspect Velux window and further side aspect

UPVC double glazed frosted window (formerly a doorway). Fitted with a range of wall, drawer and base mounted units, stainless steel sink and drainer unit with mixer tap over, space for oven, integrated fridge and freezer space, inset ceiling spotlights and tiled flooring.

Utility Room:

7'5" x 5'4" (2.27m x 1.64m)

Base mounted units with space and plumbing for washing machine, power points, tiled flooring and side aspect UPVC double glazed door providing side access.

Cloakroom:

4'0" x 4'8" (1.23m x 1.44m)

Close coupled W.C, wash hand basin with tap over, Worcester Bosch boiler and extractor fan.

First Floor Landing:

4'1" x 12'2" (1.26m x 3.73m)

Side aspect UPVC double glazed window and doors leading into all rooms.

Bedroom One:

10'4" x 10'7" (3.15m x 3.24m)

Front aspect UPVC double glazed window, radiator and power points. Door into:

En-Suite:

5'5" x 7'6" (1.67m x 2.29m)

Front aspect UPVC double glazed frosted window, walk-in shower, close coupled WC, wash hand basin with tap over and radiator.

Bedroom Two:

12'6" x 10'0" (3.83m x 3.05m)

Rear aspect UPVC double glazed window, radiator, power points.

Bedroom Three:

9'9" x 9'6" (2.98m x 2.90m)

Rear aspect UPVC double glazed window, radiator, power points.

Bedroom Four:

10'3" x 5'8" (3.13m x 1.74m)

Side aspect UPVC double glazed window, radiator, power points.

Bathroom:

6'2" x 10'5" (1.90m x 3.19m)

Side aspect UPVC double glazed frosted window,

panelled bath with taps over, close coupled W.C., wash hand basin with tap over, radiator and airing cupboard housing the hot water cylinder.

Outside:

To the front of the property there is ample off-road parking for several vehicles together with access to the garage and main entrance.

The rear garden is beautifully arranged over several tiers and comprises an initial patio seating area with access into the garage. Steps then lead up to a further patio seating area creating a lovely sun trap, with additional steps leading to the main laid to lawn garden surrounded by mature floral borders. To the rear there is a greenhouse, garden shed and further planting area.

Garage:

9'0" x 18'2" (2.76m x 5.56m)

Accessed via a manual up and over door with power, lighting and additional storage space above.



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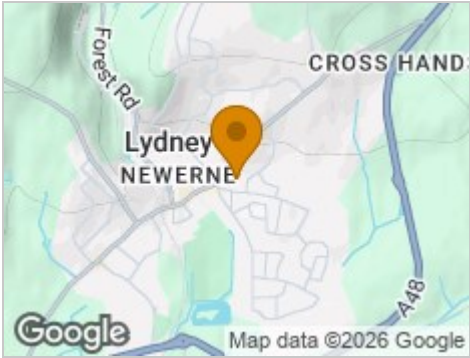
Road Map



Hybrid Map



Terrain Map



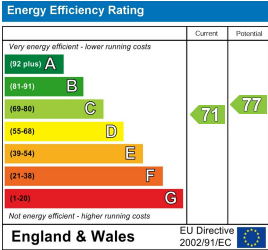
Floor Plan



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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