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# Allaston Road

Lydney, GL15 5SS

Offers Over £335,000

3 2 1 E





***VIRTUAL TOUR AVAILABLE*** This three bedroom detached bungalow offers spacious and versatile accommodation, with a practical layout suited to a range of buyers. The property features a welcoming entrance hallway, a generous lounge, and a kitchen with a separate dining room and useful adjoining larder. Three bedrooms are complemented by a bathroom, separate WC and an additional shower room.

Outside, the property benefits from a generous frontage providing off-road parking for several vehicles, with additional space available if required. To the rear is a particularly large and private garden, featuring lawned areas, patio seating space and established boundaries. A garage provides further useful storage or parking potential.







## Entrance Hallway:
4 x 9'8 (1.22m x 2.95m)
Partially glazed UPVC entrance door with two frosted UPVC double-glazed side windows. The hallway features a radiator, side-aspect UPVC double-glazed window and useful storage cupboard fitted with shelving and coat rails. Door leading through to the lounge.

## Lounge:
12'11 x 13'9 (3.94m x 4.19m)
Front-aspect UPVC double-glazed window, radiator, power points and feature gas fireplace with back boiler. Door providing access to the inner hallway.

## Inner Hallway:
22'11 x 2'10 (6.99m x 0.86m)
Provides access to the remaining accommodation and benefits from a radiator, power points and a useful storage cupboard housing the hot water cylinder.

## Bedroom One:
12'9 x 9'10 (3.89m x 3.00m)
Rear-aspect UPVC double-glazed window, radiator, power points and built-in wardrobes.

## Bedroom Two:
10'6 x 9'10 (3.20m x 3.00m)
Side-aspect UPVC double-glazed window, radiator, power points and built-in wardrobes.

## Bedroom Three:
8'9 x 9'10 (2.67m x 3.00m)
Side-aspect UPVC double-glazed window, radiator, power points and built-in wardrobe space.

## Kitchen/Diner
16'6 x 10'7 (5.03m x 3.23m)
Side-aspect UPVC double-glazed window, radiator, stainless steel sink and drainer with mixer tap, and a range of wall and base units and space for cooker. Opening providing access to the adjoining larder. Opening through to the separate dining room.

## Dining Area:
Side-aspect UPVC double-glazed window, radiator and power points.

## Larder:
2'11 x 7'11 (0.89m x 2.41m)
Side-aspect frosted UPVC double-glazed window, space for a washing machine and power points.

## W.C:
5'5 x 2'10 (1.65m x 0.86m)
Frosted UPVC double-glazed window, radiator, close-coupled WC and partially tiled walls.

## Bathroom:
5'4 x 6'2 (1.63m x 1.88m)
Rear-aspect frosted UPVC double-glazed window, panelled bath with taps and shower attachment over, wash hand basin with taps, radiator, fully tiled walls and flooring.

## Shower Room:

5'6 x 3'10 (1.68m x 1.17m)

Rear-aspect frosted UPVC double-glazed window, walk-in shower with overhead shower fitting, radiator, extractor fan, fully tiled walls and flooring.

## Outside:

To the front of the property is a generous off-road parking area suitable for several vehicles, alongside a decorative stone-chipped area providing potential for additional parking if required. Steps lead up to the front entrance, with side access available along both sides of the property. The rear garden is a particularly appealing feature, offering a substantial and private outdoor space with a lawned area, central patio pathway leading towards the rear, washing line and a further decorative patio area suitable for outdoor seating. The garden enjoys a good degree of privacy, further enhanced by the surrounding fencing, and also benefits from a summerhouse.

## Garage:

16'10 x 8'5 (5.13m x 2.57m)

The garage is accessed via a manual up-and-over door and has power and a rear-aspect window.









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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



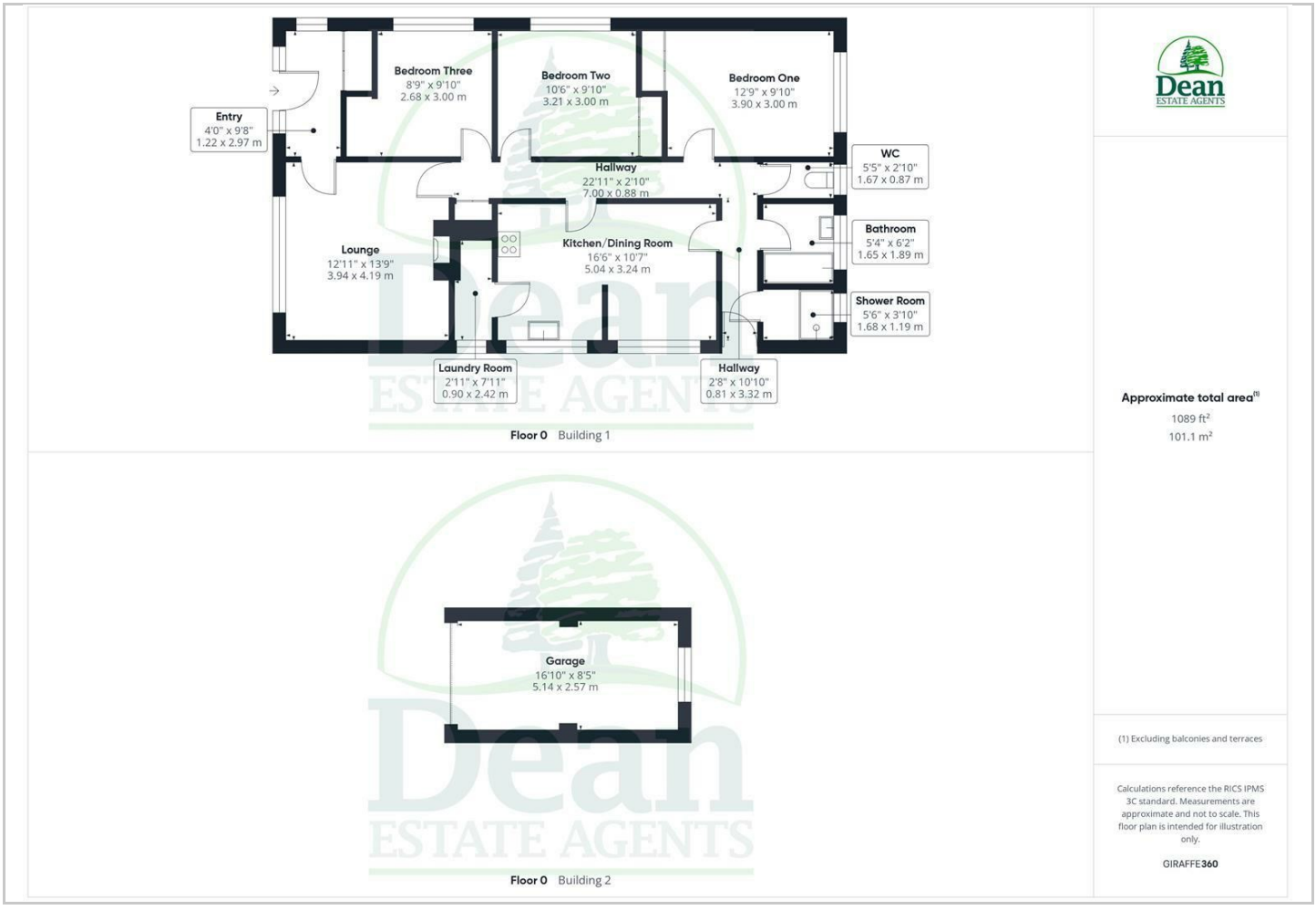

## Hybrid Map




## Terrain Map



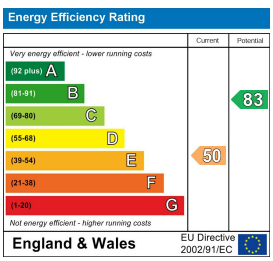

## Floor Plan




## 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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