



LYDNEY

Guide Price **£349,950**



 ARCHER & CO

www.archerandco.com

To book a viewing call 01594 715888

27 BARNETT WAY

Lydney, Gloucestershire GL15 5FS



Modern, extended semi-detached home in Lydney
Well-laid-out accommodation throughout
Perfect for family living

A modern semi-detached family home in a popular area of Lydney, extended to the rear to create a bright open-plan kitchen, living, and dining space with bi-fold doors overlooking the garden. The property also features a separate lounge, ground floor WC, and four well-proportioned bedrooms, with the principal bedroom on the second floor complete with an en-suite shower room.

Located close to local shops, schools, and amenities, with easy access to countryside walks, this home offers spacious, versatile accommodation ideal for modern family living.

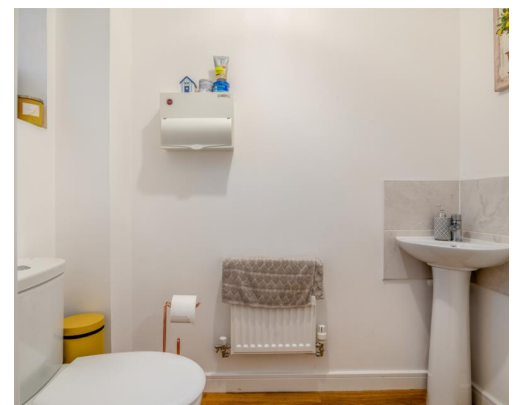


Guide Price
£349,950



KEY FEATURES

- Modern semi-detached family home
- Four well-proportioned bedrooms
- Two bathrooms
- Extended, Open kitchen/family area
- Separate lounge
- Low-maintenance rear garden



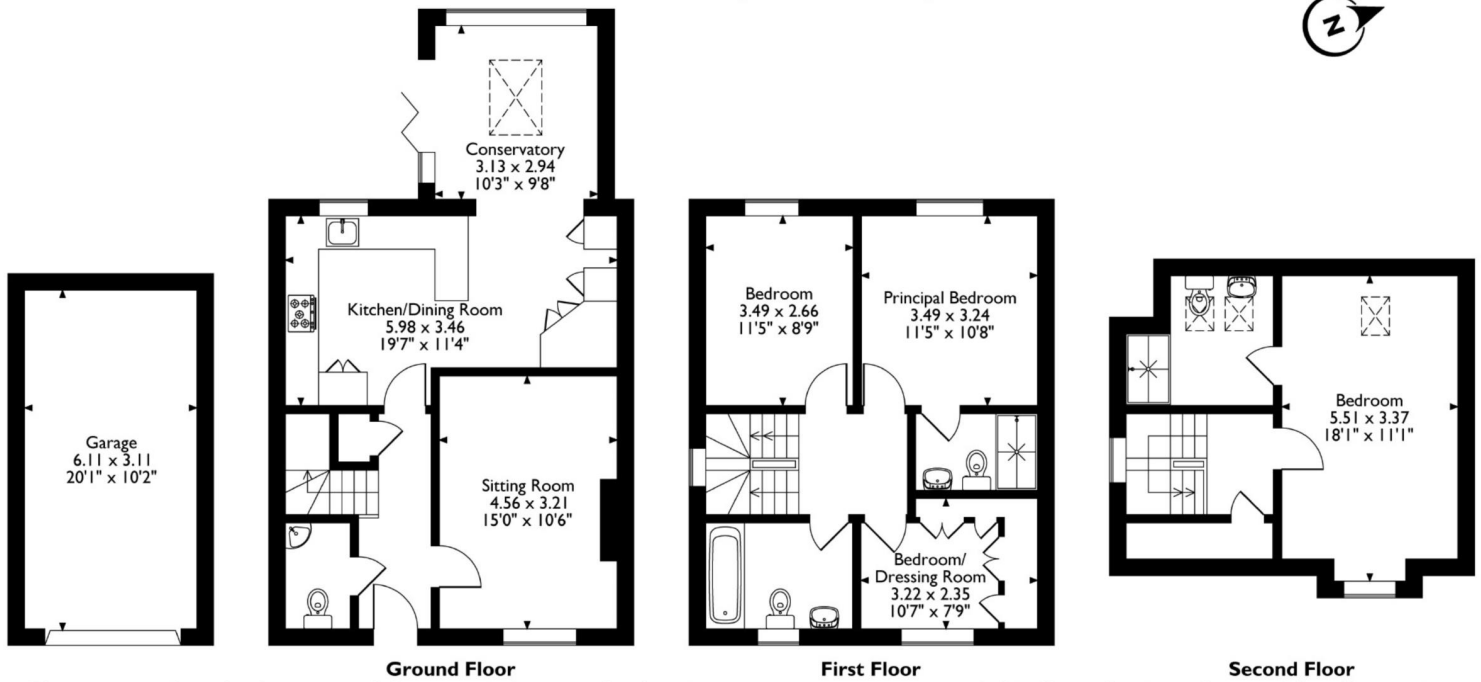
STEP INSIDE



The ground floor of this semi-detached home has been thoughtfully extended to create a bright, open-plan kitchen, living, and dining area, complete with bi-fold doors and a window overlooking the rear garden. This flexible space is ideal for family life and entertaining.

A separate lounge provides an additional living area, and a ground floor WC adds practical convenience.

Approximate Gross Internal Area
 Main House = 130 Sq M/1399 Sq Ft
 Garage = 19 Sq M/205 Sq Ft
 Total = 149 Sq M/1604 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

On the first floor, there are three well-proportioned bedrooms and a family bathroom.

Throughout the property, rooms are light-filled and spacious, creating a welcoming and versatile home environment.

The second floor is dedicated to the principal bedroom, which features a modern en-suite shower room, offering privacy and comfort.

STEP OUTSIDE



To the front of the property, you will find parking for two/three cars on the driveway that leads to a single garage.

The rear garden combines a paved area with a lawn, offering a low-maintenance outdoor space suitable for relaxing, dining, or play. Bi-fold doors from the kitchen/living/dining area provide a seamless connection between indoor and outdoor living.

The exterior is well-maintained and provides a private setting, while the property is conveniently located near local amenities and green spaces, offering easy access to the countryside.

INFORMATION

Postcode: GL15 5FS
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: B



DIRECTIONS

What3words: [///listings.chum.cigar](http://listings.chum.cigar)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	86	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY
 01594 715888
 forest@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.