



Mallard Way

Lydney, GL15 5FZ

£350,000

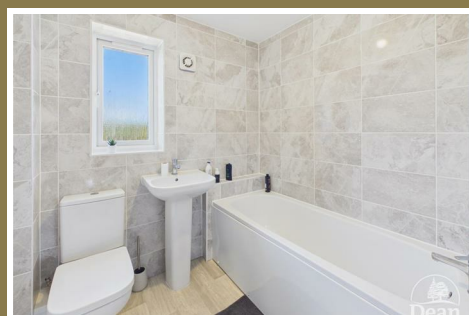
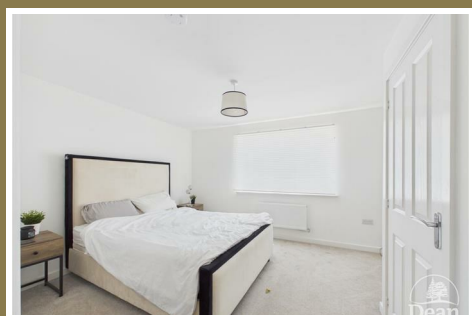


VIRTUAL TOUR AVAILABLE Nestled in the desirable area of Mallard Way, Lydney, this nearly new detached house presents an excellent opportunity for families seeking a bright and spacious home. Boasting four well-proportioned bedrooms, this property is designed to accommodate modern living with ease.

Upon entering, you will find a welcoming reception room that flows seamlessly into the heart of the home. The layout is perfect for both entertaining guests and enjoying quiet family time. The two bathrooms provide ample facilities for a busy household, ensuring convenience for all.

The large rear garden is a delightful outdoor space, ideal for children to play or hosting summer barbecues.

Offered with no onward chain, this home is ready for you to move in and make it your own.



Entrance Hallway:

4'8 x 4'8 (1.42m x 1.42m)

Single panelled radiator, power and lighting, stairs to first floor.

Living Room:

15'9 x 10'11 (4.80m x 3.33m)

Bright and spacious living space, tv and WiFi point, under stairs storage cupboard, double panelled radiator and UPVC double glazed window to front aspect.

Kitchen/Diner:

10'3 x 17'2 (3.12m x 5.23m)

Range of base and eye level units, four ring gas hob, integrated oven, fridge/freezer and double sink with drainer and UPVC double glazed window to rear aspect. To the dining area is UPVC double glazed patio doors to rear garden and a double panelled radiator.

Utility Room:

5'2 x 6'3 (1.57m x 1.91m)

Base level units, space for tumble dryer, integrated washing machine, wall mounted boiler, single

panelled radiator and UPVC double glazed door to rear garden.

Downstairs W/C:

4'8 x 6'3 (1.42m x 1.91m)

Wash hand basin, W/C, single panelled radiator and frosted UPVC double glazed window to side.

First Floor Landing:

6'9 x 6'11 (2.06m x 2.11m)

Spacious landing, power and lighting, storage cupboard and access to loft.

Bedroom One:

13'2 x 14'3 (4.01m x 4.34m)

Single panelled radiator, UPVC double glazed window to front aspect and over stairs storage cupboard.

En-Suite:

6'0 x 6'8 (1.83m x 2.03m)

Shower, wash hand basin, W/C, single panelled radiator and frosted UPVC double glazed window to side.

Bedroom Two:

12'6 x 9'3 (3.81m x 2.82m)

Double panelled radiator, floor to ceiling double glazed UPVC window to front aspect.

Bedroom Three:

9'2 x 9'1 (2.79m x 2.77m)

Single panelled radiator, UPVC double glazed window to rear garden.

Bedroom Four:

9'6 x 7'1 (2.90m x 2.16m)

Single panelled radiator, UPVC double glazed window to rear garden.

Family Bathroom:

5'10 x 6'11 (1.78m x 2.11m)

W/C, wash hand basin, single panelled radiator, bath with mixer tap, extractor fan and frosted UPVC double glazed window to rear.

Rear Garden:

Private laid to lawn rear garden, side gate for access, outside power and outside tap.

Garage:

16'1 x 8'11 (4.90m x 2.72m)

Up and over garage door, power and lighting.



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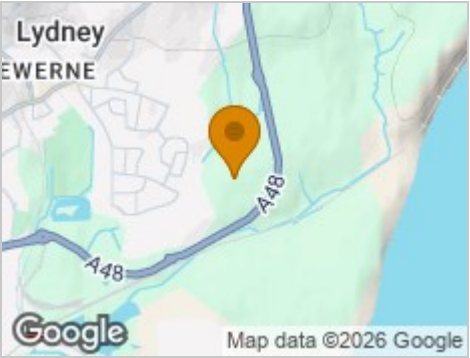
Road Map



Hybrid Map



Terrain Map



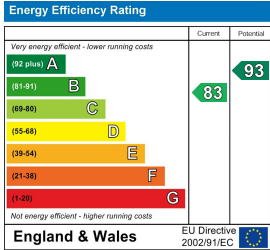
Floor Plan



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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