



## 16 Ash Way

Woolaston, Lydney, GL15 6QA

£450,000



DEAN ESTATE AGENTS offer for sale this most spacious four bedroom detached dormer type property with vast gardens adjoining fields to the rear. The property is sold with no chain and will be cleared of furniture providing vacant possession.

The ground floor hosts two bedrooms, a shower room, kitchen, lounge, dining area, third reception room, access to the double garage and a further two double bedrooms and shower room to the first floor.

Off road parking for several vehicles, extensive rear lawned gardens, double garage with office area above, store room with oil tanks and located in the most pristine cul-de-sac known as Ash Way.



Approached via a UPVC double glazed door with light to the entrance porch.

#### Entrance Porch;

6'6" x 2'10" (2.00m x 0.87m)

With door to the entrance hall.

#### Entrance Hall;

5'11" x 14'5" (1.81m x 4.41m)

A through hall leading to the inner hallway. Stairs to the first floor, laminate flooring, radiator, understairs storage cupboard, coved ceiling, smoke alarm, double power point.

#### Bedroom Three;

12'8" x 7'7" (3.87m x 2.33m)

Ground floor front aspect with large UPVC double glazed window, laminate flooring, radiator, coved ceiling.

#### Bedroom Four;

Ground floor front aspect with large UPVC double glazed window, carpeted, radiator, coved ceiling, built in wardrobes and vanity unit.

#### Lounge;

12'9" x 11'10" (3.91m x 3.62m)

Rear aspect with Cotswold Stone effect chimney breast incorporating a living flame gas fire (propane gas tanks), radiator, large UPVC double glazed window to the rear overlooking the gardens and fields beyond, coved ceiling. TV aerial point and ample power points.

#### Dining Area;

12'11" x 16'9" (3.94m x 5.12m)

Rear aspect opening into the lounge and having UPVC double glazed doors to the conservatory, coved ceiling.

#### Conservatory;

9'7" x 10'4" (2.93m x 3.16m)

Rear aspect with UPVC double glazed windows, double glazed glass roof, tiled flooring, wall lights and door to the gardens. Super views across the vast gardens and rural countryside.

#### Ground Floor Shower Room;

6'6" x 6'5" (2.00m x 1.96m)

With Aqua panel walling, shower cubicle hosting a thermostatic shower, vanity wash hand basin, WC, vinyl flooring, mirrored medicine cabinet, heated towel rail.

#### Kitchen;

10'9" x 10'10" (3.30m x 3.31m)

Rear aspect with a range of fitted units both base and wall mounted, deep saucepan drawers, carousel corner cupboard, composite sink unit, integrated electric double oven, NEFF Microwave, NEFF electric hob, radiator, UPVC double glazed window to the rear, coved ceiling, ceiling spotlights, larder cupboard with pull out drawers,

#### Reception 3/Utility/Garden Room;

7'7" x 21'7" (23.51m x 6.60m)

Rear aspect with UPVC double glazed windows, doors to gardens, tiled flooring, base units, wall cupboards, floor to ceiling storage cupboards, lobby area with Worcester Oil Boiler, mains consumer unit and door to the garage.

#### Landing;

7'0" x 2'7" (2.14m x 0.80m)

Access to the two first floor double bedrooms, shower room, access to loft space, smoke alarm and airing cupboard with radiator.

#### Bedroom One;

11'8" x 15'10" (3.56m x 4.83m)

With a large UPVC double glazed window overlooking the vast gardens and rural countryside, radiator, eaves storage space, built in mirrored wardrobes with cupboards either side, wall lights and ample power points.

#### Bedroom Two;

12'9" x 13'6" (3.91m x 4.14m)

Front aspect large UPVC double glazed window, radiator, built in wardrobes with sliding doors, further built in wardrobe and drawers with dressing table.

### Shower Room;

8'11" x 7'0" (2.74m x 2.14m )

With a vanity sink unit comprising of a sink, cupboards, WC, shaver point and mirrored medicine cabinet above. Heated towel rails, UPVC double glazed window with rural views, walk in double size shower cubicle with thermostatic shower and aqua panel walling.

### Outside;

The front gardens are laid to stone with block paved off road parking. Side access leads to the rear gardens. Outside light.

The rear gardens are vast and are laid mainly to lawn, patio to the immediate rear, stone retaining walls, an abundance of shrubs and seasonal flowering plants, outside water tap, summerhouse, lighting, fenced boundaries.

### Garage;

With remote control door to the garage, power and lighting, stairs to the first floor aspect of the garage and door to the store room.

The garage loft space hosts the hot water tank and controls for the solar hot water system.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This

## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Floor 0**

**Floor 1**

**Approximate total area<sup>m</sup>**

2444.04 ft<sup>2</sup>  
227.06 m<sup>2</sup>

**Reduced headroom**

47.67 ft<sup>2</sup>  
4.43 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

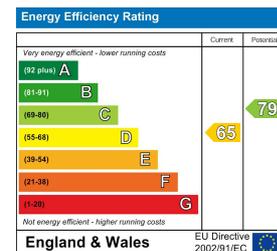
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## 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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