



Lansdown Corner Lansdown Walk
Bream, Lydney GL15 6NE



STEVE GOOCH
ESTATE AGENTS | EST 1985

Lansdown Corner Lansdown Walk

£495,000

Bream, Lydney GL15 6NE

A particularly spacious and versatile FOUR BEDROOM DETACHED BUNGALOW, extending to approximately 1,958 SQ FT and occupying an impressive 1/5 ACRE PLOT, with a LARGE DRIVEWAY, INTEGRAL GARAGE and SOUTH-WEST FACING REAR GARDEN.

A genuinely spacious bungalow set on an excellent plot with plentiful parking and extensive south-west facing gardens. Properties offering this combination of accommodation and outside space are increasingly difficult to find.

The village of Bream has a number of amenities including Shops, Post Office, Library, Chemist, Doctors Surgery, Primary School, Public House, Coffee Shop, Garage, Dog Groomers, Beauty Salon and Church.

The nearby market town of Coleford approximately 3½ miles away provide further facilities including secondary education, supermarkets, service stations and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities





ENTRANCE HALL

Accessed via a double glazed uPVC door, the generous entrance hallway provides an excellent first impression, with engineered oak flooring, useful built-in storage cupboards, access to the loft space and doors leading to the principal rooms.

KITCHEN/DINER

26'5" x 12'11" (8.05m x 3.94m)

A well-proportioned kitchen and dining space featuring a range of base, wall and drawer-mounted units with roll-edge work surfaces over. There is space for a range cooker with stainless steel splashback and extractor over, space for an American-style fridge/freezer and plumbing and space for a dishwasher. There is a double bowl moulded sink unit with mixer tap, a good range of power and appliance points and a side-aspect double glazed uPVC window. A double glazed frosted door provides access directly onto the garden.

The dining area provides ample room for a large dining table and chairs, with radiator and further power points.

LOUNGE

24'6" x 13'3" (7.47m x 4.04m)

A spacious principal reception room with continuation of the engineered oak flooring, feature fireplace, radiator and television/power points. A side-aspect double glazed uPVC window provides natural light, whilst bi-folding doors open into the conservatory.

CONSERVATORY

22'4" x 9'5" (6.81m x 2.87m)

A particularly useful additional reception space with double glazed windows to the front and side aspects, double glazed uPVC door to outside and power points.

The conservatory enjoys an elevated outlook across the surrounding area and towards the hills beyond, making this an attractive space in which to sit and enjoy the garden.

BEDROOM ONE

12'11" x 10'11" (3.94m x 3.33m)

A good-sized double bedroom with engineered oak flooring, radiator, power points and sliding-door built-in wardrobe. Rear-aspect double glazed uPVC window overlooking the garden and door into:



EN-SUITE

8'9" x 7'0" (2.67m x 2.13m)

Fitted with a corner shower enclosure, low-level WC and vanity wash hand basin. Tiled flooring and walls, heated towel rail and side-aspect frosted double glazed uPVC window.

BEDROOM TWO

16'9" x 13'3" (5.11m x 4.04m)

A particularly generous double bedroom with radiator, power points, built-in wardrobe and double glazed uPVC double doors opening directly onto the patio and garden.

BEDROOM THREE

11'6" x 9'2" (3.51m x 2.79m)

Double glazed bedroom with radiator, power points, useful storage cupboard and rear-aspect double glazed uPVC window.

BEDROOM FOUR / HOME OFFICE

9'7" x 5'7" (2.92m x 1.70m)

A versatile additional room, currently suitable as a fourth bedroom or home office, with radiator, power points and front-aspect double glazed uPVC window.

SHOWER ROOM

8'2" x 5'9" (2.49m x 1.75m)

Fitted with a corner shower enclosure, shower, vanity wash hand basin and useful storage cupboard. Side-aspect frosted double glazed uPVC window, ceiling spotlights and extractor fan.

UTILITY ROOM

8'2" x 7'0" (2.49m x 2.13m)

Fitted with a range of base, wall and drawer-mounted units with roll-edge worktops, incorporating a stainless steel sink and drainer. There is plumbing and space for washing machine and tumble dryer, together with excellent floor-to-ceiling fitted storage cupboards. Rear-aspect double glazed uPVC window and tiled flooring.

INTEGRAL GARAGE

18'1" x 9'0" (5.51m x 2.74m)

A useful integral garage with power points, loft access, side-aspect double glazed uPVC window and front-aspect frosted double glazed uPVC door and window.







OUTSIDE

One of the property's major attractions is the generous approximately 1/5 acre plot, offering an excellent combination of formal garden, entertaining space and useful outbuildings.

To the front and side is a large block-paved driveway, providing extensive off-road parking and access to the integral garage. Alongside the driveway is a useful vegetable growing area, with a greenhouse and shed, with access through to the rear garden.

The rear garden is a particular feature, being predominantly south-west facing and offering a high degree of space and versatility. Immediately adjoining the property is a substantial paved patio area, ideal for outdoor dining and entertaining, with raised planted borders and attractive low-level stone walls.

Beyond this is a generous area of lawn, mature planting, established hedging and a number of seating areas. A timber pergola creates an attractive focal point within the garden, whilst a summer house provides extra space to enjoy. The garden also benefits from an outside tap and external power points.

SERVICES

Mains - Water, Electricity, Drainage and Gas.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - Rates to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.



TENURE

Freehold.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

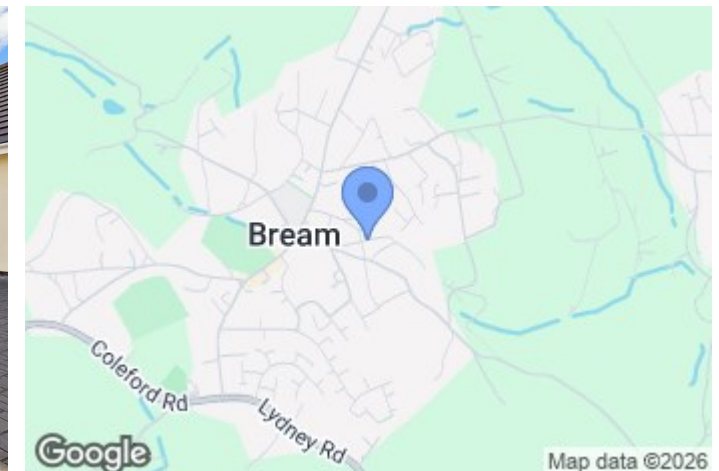
On reaching the village of Bream take the turning right just before the Maypole Garage into the High Street and continue along this road before taking the third right behind the shop. Continue on this road, passing the Chapel on your left and then take the second turning left into Lansdown Walk, follow the road around where the property can be found on the left hand side via our for sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

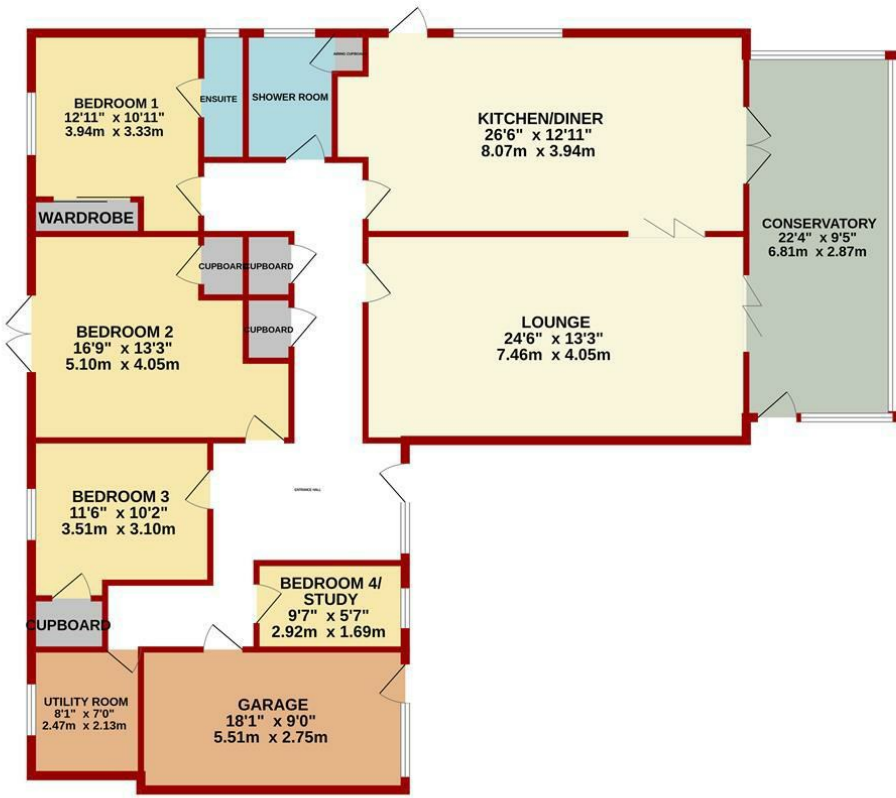
These details are yet to be approved by the vendor. Please contact the office for verified details.







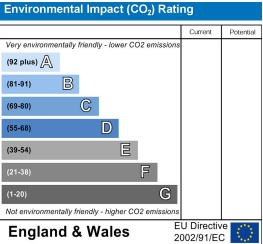
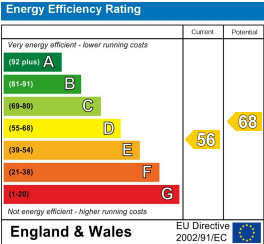
GROUND FLOOR
1958 sq.ft. (181.9 sq.m.) approx.



TOTAL FLOOR AREA: 1958 sq.ft. (181.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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