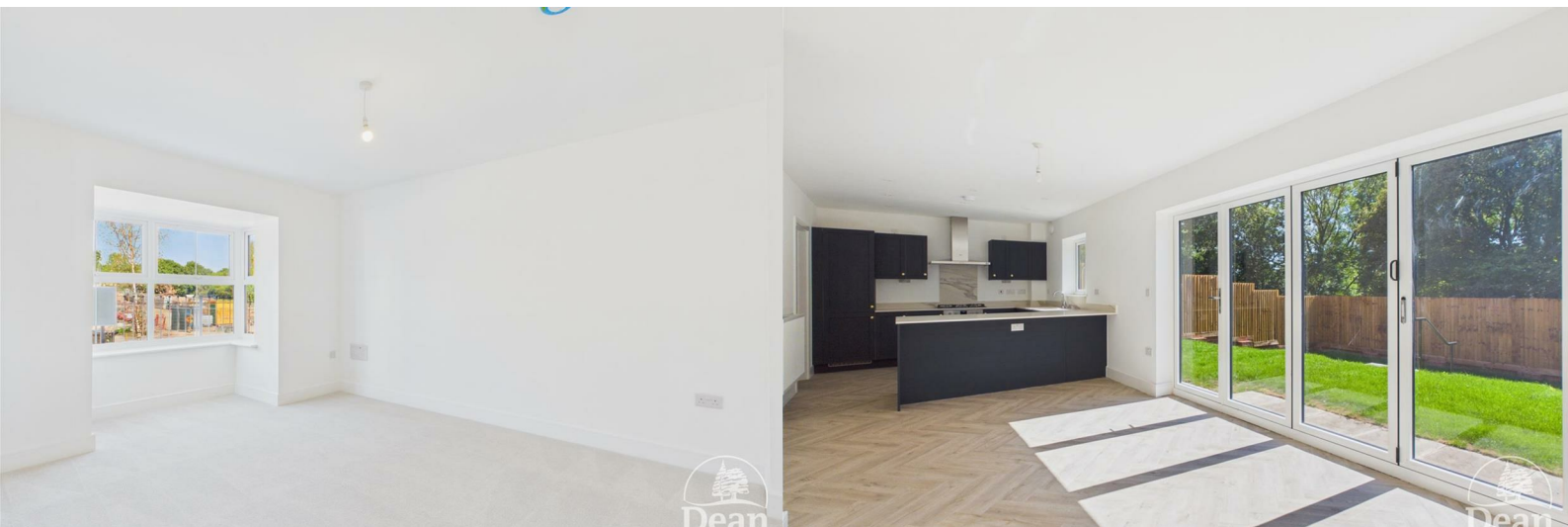




Goldfinch Way

Lydney, GL15 5GB

£449,995



A beautifully presented four bedroom detached property built by premium house builders Charles Church, offering well-proportioned and versatile accommodation throughout. The property benefits from a large bay-fronted lounge, impressive kitchen/diner with bifolding doors, integral garage and off-road parking.

Internally, the property offers a welcoming entrance hallway, spacious lounge, modern kitchen/diner with direct access onto the rear garden and useful utility room. Upstairs are four good-sized bedrooms, with the principal bedroom benefiting from an en-suite and bedrooms two and four sharing a 'Jack and Jill' en-suite.

Outside, the property enjoys a lovely private rear garden with a patio seating area leading onto a lawned garden, together with off-road parking to the front and an integral garage.



The property is accessed via a partially glazed UPVC composite door into:

Entrance Hallway:

6'5 x 18'2 (1.96m x 5.54m)

Front aspect UPVC double glazed frosted window, radiator, stairs giving access to the first floor landing, large under-stairs cupboard, further storage cupboard and doors leading to the lounge and kitchen/diner. Door also gives access into the integral garage.

Lounge:

11'5 x 14 (3.48m x 4.27m)

Front aspect UPVC double glazed bay-fronted window, radiator, several power points and television point.

Kitchen / Diner:

29 x 11'1 (8.84m x 3.38m)

A spacious and light-filled room with a modern fitted kitchen comprising a range of wall, drawer and base-mounted units, built-in oven, hob and extractor fan, integrated dishwasher, built-in fridge/freezer and porcelain worktops incorporating a 1.5 bowl stainless steel sink and drainer with mixer tap over. LVT flooring runs throughout, together with a rear aspect UPVC double glazed window, inset spotlights and several power points. The dining area benefits from rear aspect bi-folding doors providing direct access onto the rear garden, radiator and further power points.

Utility Room:

6'4 x 6'2 (1.93m x 1.88m)

Side aspect UPVC double glazed window, range of base

and drawer units, integrated washing machine, cupboard housing the Ideal combination boiler and inset spotlights.

First Floor Landing:

21'1 x 6'9 (6.43m x 2.06m)

Front aspect UPVC double glazed window, radiator, several power points and large storage cupboard housing the hot water cylinder, with additional space providing useful shelving and hanging options. Doors lead to all four bedrooms.

Bedroom One:

11'5 x 14'5 (3.48m x 4.39m)

Front aspect UPVC double glazed window, radiator and power points. Door gives access into:

En-Suite:

7'5 x 5'2 (2.26m x 1.57m)

Side aspect UPVC double glazed frosted window, close coupled WC, wash hand basin with mixer tap over, heated towel rail and large double walk-in shower with rainfall shower overhead, inset spotlights and extractor fan.

Bedroom Two:

10'3 x 12'1 (3.12m x 3.68m)

Rear aspect UPVC double glazed window, radiator and power points. Door gives access into the 'Jack and Jill' en-suite.

En-Suite:

10'3 x 4'8 (3.12m x 1.42m)

Shared en-suite serving bedrooms two and four, comprising close coupled WC, wash hand basin with mixer tap over, heated towel rail and double walk-in shower with

shower overhead. Partially tiled walls, inset spotlights and extractor fan.

Bedroom Three:

9'8 x 11'11 (2.95m x 3.63m)

Rear aspect UPVC double glazed window, radiator and power points.

Bedroom Four:

10'4 x 12'5 (3.15m x 3.78m)

Front aspect UPVC double glazed window, radiator and power points. Door provides access to the 'Jack and Jill' en-suite.

Outside:

To the front of the property is off-road parking suitable for

several vehicles, together with a pathway leading to the front entrance and access to the integral garage.

To the rear is a lovely private garden comprising a small patio area providing an ideal seating space, leading onto a lawned area. The garden is enclosed by fencing and enjoys a pleasant private outlook, making it an excellent space for relaxing and entertaining.

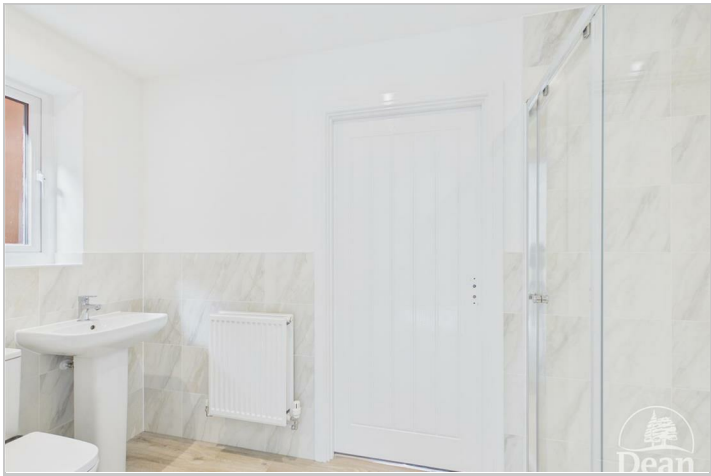
Integral Garage:

10 x 19'8 (3.05m x 5.99m)

Accessed via a manual up-and-over door, benefiting from power and lighting.

Agents Note:

There is an annual estate maintenance fee of £209.33.



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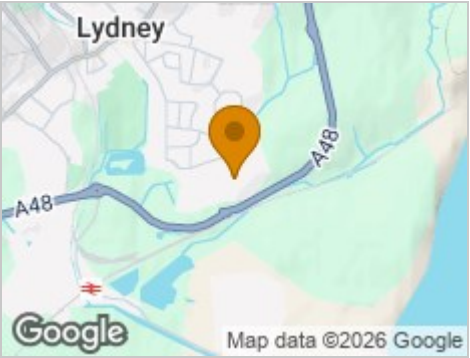
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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ESTATE AGENTS

Approximate total area⁽¹⁾

1711 ft²
158.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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