



Guide price £247,500

TENURE : FREEHOLD

Naas Lane, Lydney, Gloucestershire, GL15 4ES

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Character & Charm

Driveway

Great Location

Kitchen / Diner

Three Bedrooms

Beautiful Gardens

Entrance Hall

A spacious and welcoming entrance hall featuring tiled flooring, stairs leading to the first-floor accommodation, a convenient storage cupboard, and access to both the kitchen and living room.

Living Room

Bright and generously proportioned, this versatile living space is enhanced by dual aspect double-glazed windows, including charming feature stained glass panes. The room benefits from carpeted flooring and French doors that open onto a delightful patio seating area, flooding the space with natural light.

Kitchen/Dining Room

Open-plan kitchen and dining area offers ample space for a variety of furniture configurations. It features two rear aspect double-glazed windows, tiled flooring and splashbacks, and a stainless steel inset sink with mixer tap and drainer. There is generous provision for additional appliances, a practical breakfast bar, and a rear access door opening onto the garden.

WC

A modern two-piece suite comprising a push-button WC and a wash hand basin with tiled splashback.

Landing

A bright landing area with a side aspect double-glazed window and a striking frosted stained glass feature window overlooking bedroom three. Doors lead to all three bedrooms and the main bathroom.

Bedroom One

A spacious double bedroom featuring a rear aspect double-glazed window, exposed wooden beams, and soft carpeted flooring.

Bedroom Two

Another large double bedroom with a front aspect double-glazed window, carpeted flooring, and exposed wooden beams adding character to the space.

Bedroom Three

A well-proportioned double bedroom with dual aspect double-glazed windows, including a feature frosted stained glass window. The room also features carpeted flooring and charming exposed wooden beams.

Bathroom

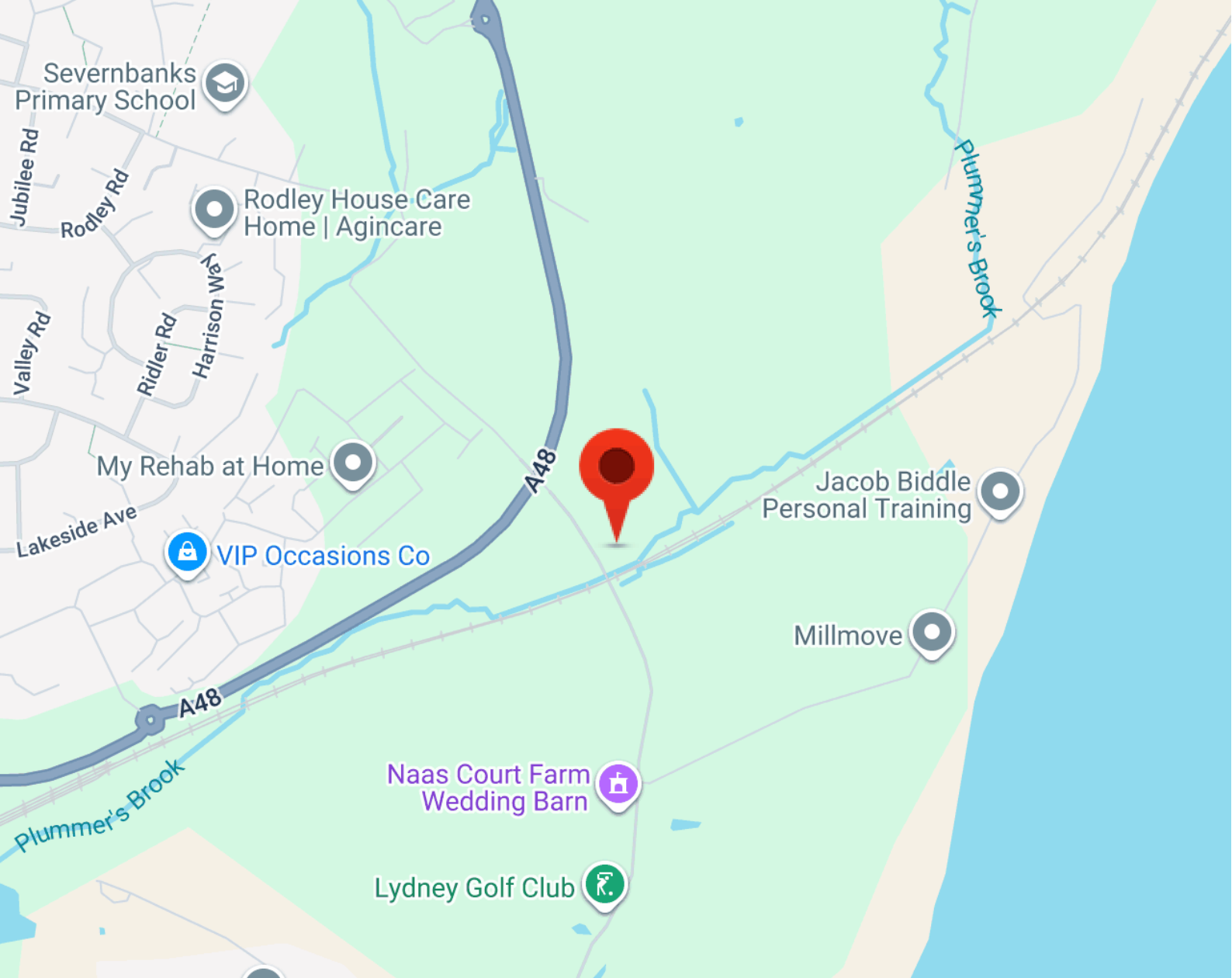
A beautifully appointed four-piece suite comprising a low-level WC, wash hand basin, panelled bath, and a glass-enclosed shower. The bathroom features wooden flooring, partially tiled walls, and an obscure deluxe skylight, offering both natural light and privacy.

Outside

To the front, the property boasts a spacious garden with manicured lawns, mature shrubs, established plants, and trees. A gravelled driveway offers ample off-road parking for multiple vehicles, alongside a raised decked seating area with direct access to the home. The rear garden continues the theme with a generous lawned area, raised decking ideal for outdoor dining, and a well-equipped shed/store room complete with power and lighting. EV charging point.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Naas Lane, GL15

Aroha Properties

Unit 1 Regents Walk, Newerne Street, Lydney, Gloucestershire, GL155RF

sales@arohaproperties.co.uk | 01594368200

Website: <https://aroha.globalnoticeboard.com>

