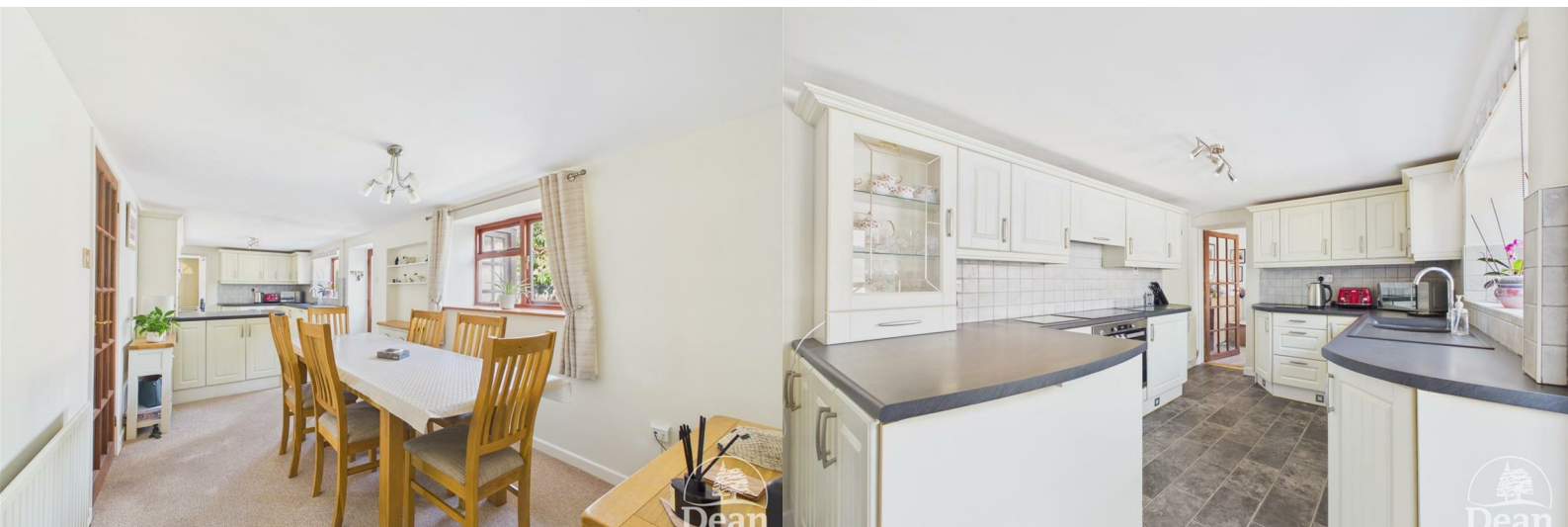




The Ryelands

Bream, Lydney, GL15 6EP

Offers Over £350,000



*****VIRTUAL TOUR AVAILABLE***** A well presented three bedroom detached cottage offering spacious and versatile accommodation throughout, combining character features with practical modern living. Internally, the property benefits from a large kitchen dining space, separate utility room, ground floor bathroom and a spacious lounge with conservatory overlooking the rear garden.

Upstairs offers three well proportioned double bedrooms together with an additional bathroom / shower room, creating flexible family accommodation.

Outside is a real highlight, with a beautifully maintained rear garden offering several seating areas, established floral borders and a wonderful outdoor setting perfect for entertaining or relaxing. Further benefits include ample off-road parking.



The property is accessed via a partially glazed wooden door into:

Porch:

7'8 x 3'2 (2.34m x 0.97m)

Side aspect single glazed window and door leading into:

Kitchen / Dining Room:

25'1 x 8'11 (7.65m x 2.72m)

A spacious open room split into two areas.

Kitchen:

Side aspect wooden double glazed window, fitted with a range of wall, drawer and base mounted units, built-in oven, hob and extractor fan, integrated dishwasher, integrated fridge, floor level lighting, one and a half bowl sink with mixer tap over, radiator and multiple power points.

Dining Area:

Side aspect wooden double glazed window, radiator, power points.

Office / Playroom:

6'4 x 11'8 (1.93m x 3.56m)

Front aspect wooden double glazed door, radiator and power points. A versatile additional reception space ideal as a home office, playroom or hobbies room.

Utility Room:

7 x 4'9 (2.13m x 1.45m)

Side aspect wooden double glazed window, space and plumbing for washing machine, worktop, power points and Worcester boiler.

Downstairs Bathroom:

7 x 5'11 (2.13m x 1.80m)

Side aspect wooden double glazed window, bath with taps over, close coupled WC, radiator, extractor fan and inset ceiling spotlights.

Lounge:

22'11 x 11'4 (6.99m x 3.45m)

Rear aspect wooden double glazed window, radiator, decorative ceiling beams, power points and stairs leading to first floor landing. Sliding wooden double glazed doors provide access into:

Conservatory:

11'1 x 7'10 (3.38m x 2.39m)

Rear and side aspect UPVC double glazed windows with side aspect double doors providing access onto the rear garden.

First Floor Landing:

4'1 x 3'2 (1.24m x 0.97m)

Split level landing with power points.

Bedroom One:

9'3 x 11'3 (2.82m x 3.43m)

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

Bedroom Two:

13'5 x 7'11 (4.09m x 2.41m)

Rear aspect wooden double glazed window, built-in wardrobe space with hanging and shelving options, radiator and power points.

Bedroom Three:

12'4 x 9 (3.76m x 2.74m)

Front aspect wooden double glazed window, radiator and power points.

Shower Room:

9'1 x 8'9 (2.77m x 2.67m)

Front aspect wooden double glazed window, walk-in shower with electric shower over, close coupled WC, wash hand basin with tap over, radiator, airing cupboard housing the water tank and extractor fan.

Outside:

The property is approached via a lane leading to the front driveway providing off-road parking for several vehicles.

There is a large garden shed to the front and access around both sides of the property.

To the side is a lovely outdoor seating area together with a raised patio decking area creating additional entertaining space.

To the rear is a generous garden comprising a large patio area with steps leading up to the main lawn. Further benefits include floral borders, greenhouse, garden shed and an additional raised decking area to the rear, creating several seating areas and making this a wonderful family garden.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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 certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



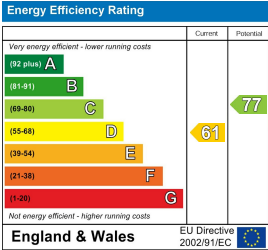
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.