



FREEHOLD

£425,000



**11 THE POST PADDOCKS, WOOLASTON, LYDNEY,
GLOUCESTERSHIRE, GL15 6NJ**

- FOUR BEDROOMS (ONE EN-SUITE)
- THREE BATHROOMS (ONE ON GROUND FLOOR)
- KITCHEN/DINER
- QUIET VILLAGE LOCATION
- ENCLOSED GARDEN
- TWO RECEPTION ROOMS
- UTILITY ROOM
- OIL CENTRAL HEATING
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- NO ONWARD CHAIN

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WELL-MAINTAINED DETACHED HOME OFFERING FOUR BEDROOMS, TWO RECEPTION ROOMS AND THREE BATHROOMS, WITH EXCELLENT POTENTIAL FOR MULTI-GENERATIONAL LIVING. SITUATED IN A QUIET LOCATION, THE PROPERTY BENEFITS FROM AN ENCLOSED GARDEN, OFF-ROAD PARKING AND THE SIGNIFICANT ADVANTAGE OF NO ONWARD CHAIN.

The popular village of Woolaston benefits from a village shop, primary school, playing fields, public houses and countryside walks. Lydney town (approx. 4 miles away) offers a wide range of facilities including a variety of shops, banks, building societies and supermarkets as well as a sports centre, golf course, hospital, doctors surgeries, train station, primary and secondary schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and The Midlands.

Entrance Hall: Tiled floor, radiator, under-stairs storage cupboard, stairs to first floor.

Living Room: Radiator, window to front.

Cloakroom: W.C., wash hand basin, tiled floor.

Kitchen/Diner: Large open plan living space with the dining area having wooden floor, radiator, window to front. The kitchen area is fitted at wall and base level providing ample worktop and storage space, plumbing and space for washing machine and tumble dryer, dishwasher, integrated fridge freezer and steam oven, oven with gas hob and extractor hood, sink unit, tiled splash backs, tiled floor, island unit with storage and breakfast bar, cupboard housing boiler providing central heating and domestic hot water, radiator, windows and door to rear, access through to -



Utility Room: Fitted at wall and base level providing worktop and storage space, hob, integrated oven, space for under-counter appliances, space for freestanding fridge/freezer, sink unit, window to rear, tiled floor, tiled splash-backs, access to lounge. This versatile space offers excellent potential to create a second kitchen, providing an ideal solution for multi-generational living or independent family accommodation.

Lounge: A bright and generously proportioned room with a side aspect window, wooden flooring and electric Velux windows, creating a light and airy feel, doors providing direct access to the rear garden, radiator, access to the ground floor bathroom and an additional entrance hall, offering excellent flexibility and potential. Subject to any necessary consents, this versatile space could also be utilised as a fifth bedroom with en-suite.



From entrance hall, stairs to -

First Floor Landing: Airing cupboard, access to loft.

Bedroom One: Wood effect flooring, built-in storage cupboards and bedside tables, radiator, window to front. En-suite: W.C., wash hand basin, bath with shower attachment, part tiled walls, towel rail radiator, window to front, mosaic style flooring.

Bedroom Two: Eaves storage, windows to front and rear, radiator.

Bedroom Three: Radiator, window to rear.

Bedroom Four: Radiator, window to rear.

Bathroom: Bath with shower attachment, W.C., wash hand basin, towel rail radiator, tile effect flooring, tiled walls, window to side.

Outside: To the front of the property is a beautifully maintained lawned garden, complemented by established herbaceous borders and a generous driveway providing off-road parking for several vehicles. A pathway leads around the side of the house to the rear garden, which features a raised patio area, low-maintenance lawn and useful storage shed. The garden is enclosed by mature hedging and fenced boundaries, creating a private and secluded outdoor space.

Services: Electricity, mains water and drainage are connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033

GROUND FLOOR
1152 sq.ft. (107.0 sq.m.) approx.

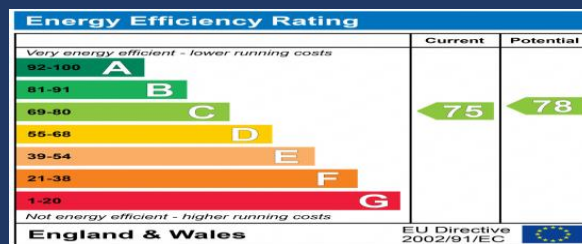


1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1784 sq.ft. (165.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982