

Energy Efficiency Rating

England and Wales 2009/10

Wales 2009/10

Percentage of properties with energy rating:

Rating	England and Wales	Wales
A	10.0%	10.0%
B	16.7%	16.7%
C	26.6%	26.6%
D	33.3%	33.3%
E	10.0%	10.0%
F	3.3%	3.3%
G	0.0%	0.0%

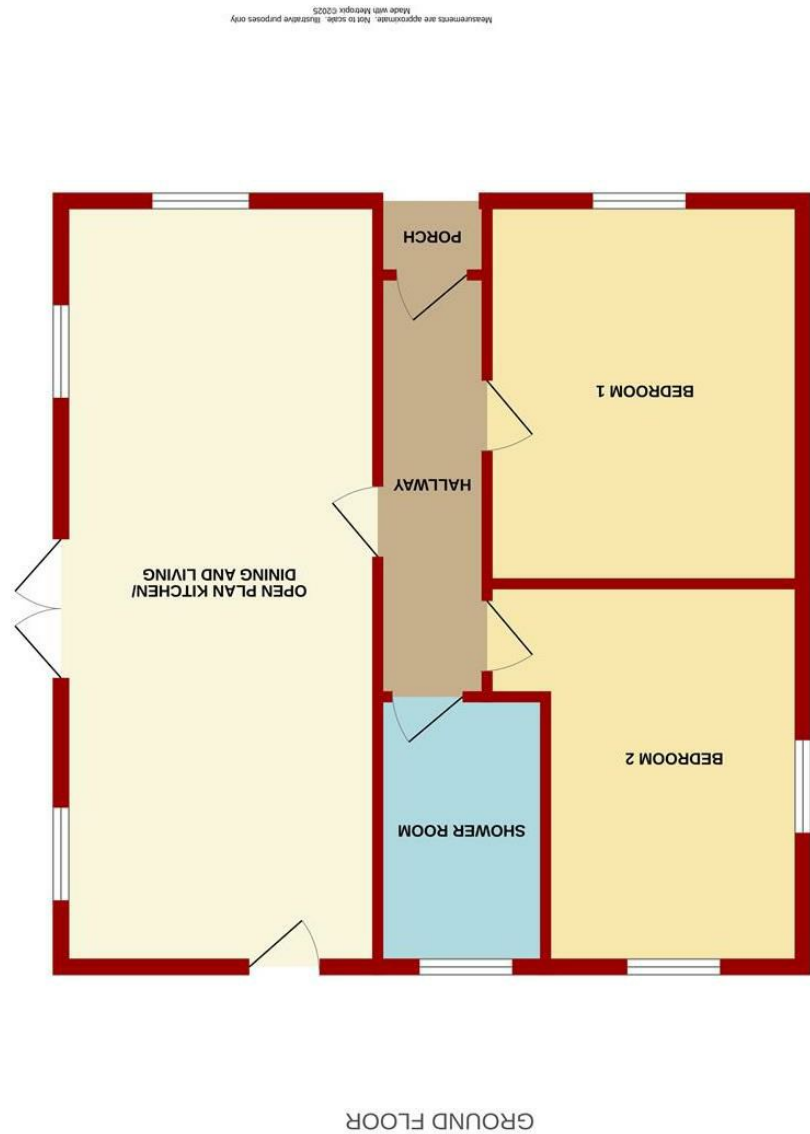
Environmental Impact (CO2) Rating

England and Wales 2009/10

Wales 2009/10

Percentage of properties with CO2 rating:

Rating	England and Wales	Wales
A	10.0%	10.0%
B	16.7%	16.7%
C	26.6%	26.6%
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STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £375,000

This FULLY RENOVATED, BACK-TO-BRICK transformation has created what is, in essence, a BRAND NEW TWO-BEDROOM DETACHED BUNGALOW, finished to an exceptional standard throughout. Every element has been renewed, including a NEW ROOF, ELECTRICS, PLUMBING, WINDOWS, AND INTERIOR FITTINGS - resulting in a property that feels completely fresh and modern.

Set on a GENEROUS PLOT APPROACHING ONE-FIFTH OF AN ACRE, it combines STYLISH CONTEMPORARY LIVING with a LIGHT AND SPACIOUS OPEN-PLAN LAYOUT. Perfectly positioned in the popular Forest of Dean village of YORKLEY, it's within easy reach of LOCAL SHOPS, WOODLAND WALKS, AND AMENITIES, offering a MOVE-IN READY HOME in a peaceful rural setting.



LOCATION

Situated on the edge of the village of Yorkley, the property enjoys a peaceful semi-rural setting surrounded by beautiful woodland - perfect for those who enjoy scenic walks and outdoor pursuits right from the doorstep. The village of Yorkley itself offers a good range of local amenities including a shop, post office, public houses, church, health centre and school, providing convenient day-to-day living within a friendly community.

The nearby town of Lydney offers a wider selection of facilities including shops, supermarkets, banks, post office, service station, health centre, local hospital, primary and secondary schools, sports centre, and railway station. The A48 is also easily accessible, giving excellent transport links to Gloucester (approximately 22 miles) and Chepstow (approximately 11 miles).

The property is accessed via a part double-glazed uPVC door into the:

ENTRANCE HALL

The hallway features wood-effect flooring, radiator, power points, inset ceiling spotlights, and doors leading through to the main living accommodation.

OPEN PLAN KITCHEN / DINING / LIVING ROOM

11'03" x 27'10" (3.43m x 8.48m)

A beautifully bright and spacious open-plan room ideal for modern family living. The kitchen is fitted with a range of base, wall, and drawer-mounted units with granite worktops, a one and a half bowl stainless steel sink unit with mixer tap, and under-cabinet lighting.

Integrated Neff appliances include a four-ring induction hob with extractor hood above, built-in oven, and a Hisense dishwasher, along with an integrated fridge freezer. There's space and plumbing for a washing machine, power and appliance points, and a column radiator.

The dining area provides space for a family-sized table and chairs, leading into the lounge area which enjoys front and side aspect uPVC double-glazed windows, side aspect French doors opening onto the patio, and a further rear door to an additional outdoor seating area.

BEDROOM 1

11'03" x 12'11" (3.43m x 3.94m)

A good-sized double bedroom with radiator, power points, TV point, and a front aspect double-glazed uPVC window. Loft access via hatch.

BEDROOM 2

9'03" x 13'07"

Another generous double with radiator, power points, TV point, and both side and rear aspect double-glazed uPVC windows allowing in plenty of natural light.

SHOWER ROOM

6'02" x 9'00"

Beautifully finished with a walk-in shower enclosure featuring a mains-fed shower and tiled surround, vanity wash hand basin with tiled splashback, and a low-level WC. There's underfloor heating, a heated towel rail, tiled flooring, inset ceiling spotlights, and a rear aspect double-glazed uPVC window.

OUTSIDE

The property is set on a generous plot with a newly laid block-paved driveway providing ample off-road parking. There are side and rear patio areas - ideal for outdoor entertaining, these areas are complimented by motion sensor lighting set in to the soffits. The rest of the garden is a blank canvas offering tremendous space. The home enjoys a peaceful position bordered by established greenery and woodland.

SERVICES

Mains Water, Electric and Drainage. Air Source Heat Pump

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.

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

WATER RATES

Severn Trent - rates to be advised.

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

From Coleford proceed straight over onto Gloucester Road turning right onto Bakers Hill, proceed along for approximately 2.5 miles turning right at the crossroads onto New Road, continue along for approx. 3.2 miles turning right onto Fancy Road, left onto New Road and left onto Yorkley Road. Follow the road for approximately 1.2 miles bearing right onto Lower Road and then bearing left onto Beech Road, continue along for a short distance where the proeprty can be found on the left hand side.

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.

