



The Breezes Lydney Road Yorkley, GL15 4RR

£425,000



The most well presented and meticulously maintained property you're likely to see on the market today. There are many features to this property and only upon viewing will you appreciate both the scenic view and the quality of accommodation throughout.

The property is a light and spacious three bedroom detached house which has been stylishly decorated and modernised throughout with off road parking, enclosed gardens which offer fantastic outdoor entertainment space to include a summer house and beautiful views over the surrounding countryside. The property is situated on the outskirts of a popular forest village.

This property offers comfortable and well presented living accommodation set over two floors. The ground floor comprises of an entrance hall, fitted kitchen with dual aspect double glazed windows, an 'L' shaped lounge/diner with patio doors providing fantastic views over the surrounding countryside. The first floor comprises of three good sized double bedrooms and a family bathroom with spa bath and overhead rainfall shower.

Outside, the property can be accessed via the road where there are gates allowing access onto a raised gravelled parking area. There is a pathway which leads to further gravelled area where there is a log shed, and access into the house. There is a well-maintained lawned area with an outdoor shed for storage space, and decking area which wraps around to the rear of the property and leads up to a raised decking area with a summer house. This space provides fantastic views over surrounding countryside and offers a great outdoor/indoor space to relax and entertain guests during warmer months. The garden is enclosed via fencing and walling.

Situated on the outskirts of Yorkley, a quaint village in the Forest of Dean, this property provides a rural living space with access to more bustling towns/cities. The village of Yorkley, has a variety of amenities including local shops, public houses, post office, a school and doctor's surgery.



Entrance Hallway:

Providing access to the living room, kitchen and large cupboard housing the boiler.

Kitchen:

A range of units fitted at wall and base level with plenty of worktop space, exposed roof beams, dual aspect double glazed window, sink with drainer and mixer tap, freestanding electric oven with gas hob and extractor hood over, space and plumbing for washing machine/ dryer and dishwasher and space for fridge/freezer. A good size kitchen compared to most cottage property.

Lounge/Dining Room:

A spacious room with fantastic views via patio doors with space for a dining room table, living room furniture and a fireplace with multi fuel stove, UPVC double glazed window to the side aspect.

First Floor:

First Floor Landing:

Smoke alarm and doors to the bedrooms.

Bedroom One:

Double bedroom with UPVC 'Georgian style' double glazed windows to the side and front aspects with fantastic views over the surrounding rural area, radiator.

Bedroom Two:

Double bedroom, feature fireplace and UPVC 'Georgian style' double glazed window to side aspect.

Bedroom Three:

Double bedroom with UPVC 'Georgian style' double glazed window to side aspect, radiator and access to the loft space.

Bathroom:

Three piece suite comprising WC, vanity wash hand basin unit, "spa" bath with overhead rainfall shower, screen and 'microphone' shower, UPVC double glazed window to side aspect, fitted cupboard, recess ceiling lights, airing cupboard with radiator and shelves, heated towel rail.

Outside:

A meticulously well maintained 'cottage' garden with a thoughtful design throughout. The gardens enjoy the morning sun to the front with the afternoon and evening sun to the rear.

The property is approached via wooden gates providing both pedestrian and vehicle access onto a raised gravelled parking area and steps down to the property. There is a pathway which leads to further gravelled area where one will find a log shed and access into the house via the main entrance lobby. There is a well-maintained lawned area with an outdoor shed for storage space, an abundance of shrubs and seasonal flowering borders and a gravelled path with gate to the rear gardens.

From the rear gardens, you will enjoy the most spectacular view from the decked terrace which also adjoins the summerhouse which is insulated and has power. An ideal area for a relaxing afternoon with the afternoon and evening sun. The garden boundaries are both walled and fenced.



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.

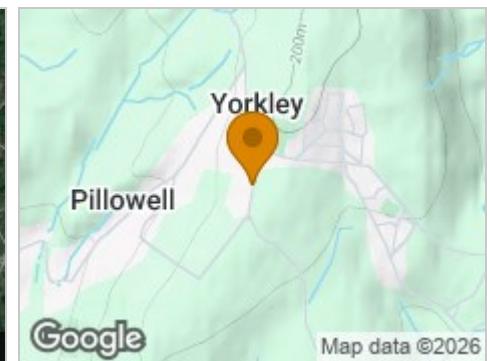
Road Map



Hybrid Map



Terrain Map



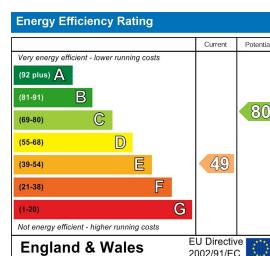
Floor Plan



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.