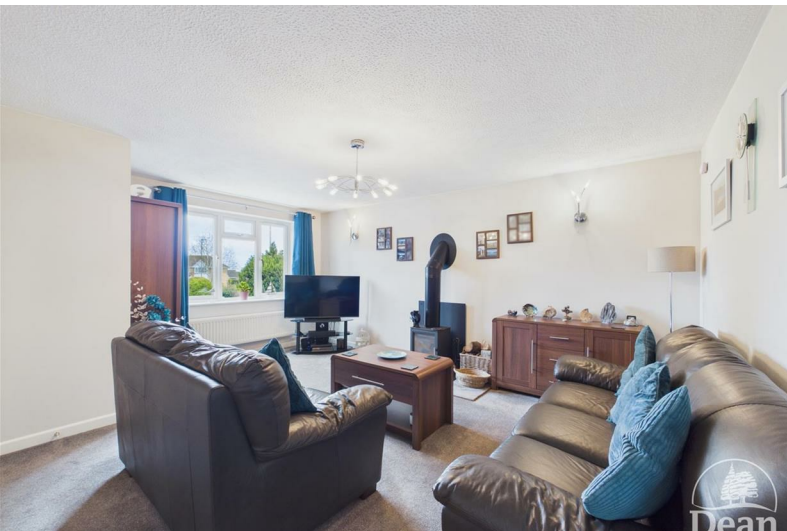




Sabrina Way

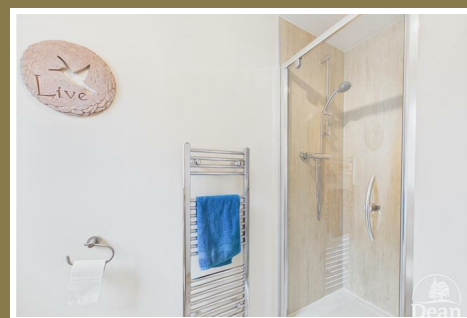
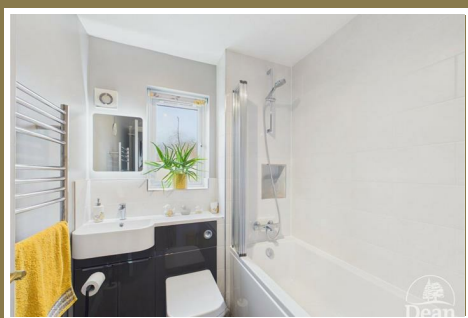
Lydney, GL15 5NZ

£289,995



A beautifully presented family home set in a sought after location, enjoying a stunning landscaped garden, garage and off-road parking. The well appointed accommodation comprises a stylish lounge with woodburner, a spacious kitchen/dining room overlooking the garden, and a useful ground floor cloakroom. To the first floor are three well proportioned bedrooms, including a master bedroom with en-suite, together with a modern family bathroom.

Lydney is a popular historic town on the edge of the Forest of Dean, offering a great balance of everyday convenience and natural beauty. The town provides a wide range of amenities including supermarkets, independent shops, cafes, schools, healthcare services and a mainline train station, making it well suited to families, professionals and retirees alike. Surrounded by woodland and countryside, with easy access to the River Severn, Lydney also offers plenty of opportunities for walking, cycling and outdoor leisure, while remaining well connected to Gloucester, Chepstow and Bristol.



Approached via a UPVC double glazed front door into:

Entrance Hallway:

7'2" x 3'5" (2.20m x 1.06m)

Stairs to first floor landing, door to cloakroom, door to lounge, consumer unit, smoke alarm, power & lighting, radiator.

Lounge:

16'4" x 13'5" (5.00m x 4.11m)

Wood burner, UPVC double glazed window to front aspect, power and lighting, door to kitchen, power & lighting, TV point, radiator.

Kitchen/Dining Room:

16'4" x 8'11" (5.00m x 2.74m)

A range of eye level and base units, Granite worktop, integrated fridge/freezer, electric hob, electric double oven, extractor fan, sunken stainless steel one and a half bowl sink with mixer tap, double glazed UPVC window to rear aspect, space & plumbing for washing machine, breakfast bar, radiator, understairs storage cupboard, double glazed UPVC french doors to rear garden, radiator, power & lighting.

Cloakroom:

3'11" x 2'8" (1.21m x 0.83m)

Hand wash basin, W.C., frosted UPVC double glazed window, lighting, radiator.

First Floor Landing:

11'1" x 2'11" (3.38m x 0.90m)

Doors to all bedrooms & bathroom, airing cupboard housing gas fired boiler, additional storage cupboard, the loft is part boarded. power & lighting, smoke alarm, UPVC double glazed window to side aspect.

Bedroom One:

11'4" x 9'5" (3.46m x 2.89m)

UPVC double glazed window to front aspect, built in wardrobes, radiator, power & lighting, door to en-suite.

En-Suite:

7'6" x 4'7" (2.31m x 1.42m)

W.C, hand wash basin with mirror above, shower cubicle, frosted UPVC double glazed window, heated towel rail.

Bedroom Two:

10'2" x 9'2" (3.10m x 2.81m)

UPVC double glazed window to rear aspect, built-in wardrobe, power & lighting.

Bedroom Three:

7'8" x 6'9" (2.35m x 2.07m)

UPVC double glazed window to front aspect, radiator, power & lighting.

Bathroom:

6'4" x 6'0" (1.94m x 1.83m)

W.C., hand wash basin with storage beneath & wall mounted light up mirror above, frosted UPVC double glazed window, panelled bath with shower over & foldable shower screen, extractor fan, lighting, stainless steel heated towel rail.

Outside:

The rear garden has been thoughtfully arranged to create an ideal space for both relaxing and entertaining, featuring a generous patio perfect for outdoor seating and summer dining. A few steps lead down to a well-kept lawn with a productive

vegetable patch, attractively framed by raised beds and a variety of established planting. The garden is fully enclosed by wooden fencing, offering a good degree of privacy, and further benefits from a timber shed, door to the garage and useful side access. The garden also benefits from fruit trees, outside light, outside tap, water butt. To the front is off road parking for ample vehicles and there is a shrub/flower border.

Garage:

16'4" x 8'3" (4.99m x 2.54m)

Up & over door, power & lighting, loft is boarded for additional storage, rear door to garden.



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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.

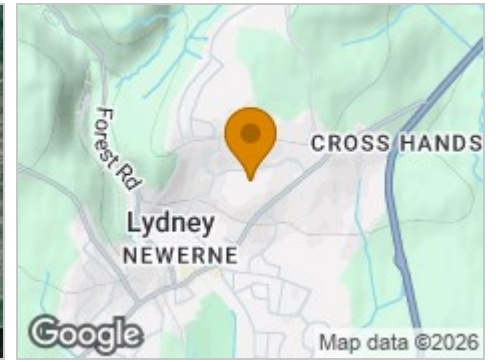
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

- Garage: 16'4" x 8'3" (4.99 x 2.54 m)
- Lounge: 16'4" x 13'5" (5.00 x 4.11 m)
- Cloakroom: 3'11" x 2'8" (1.21 x 0.83 m)
- Entrance Hallway: 7'2" x 3'5" (2.20 x 1.06 m)
- Kitchen/Dining Room: 8'11" x 16'5" (2.74 x 5.00 m)
- Patio Area: 26'0" x 13'2" (7.95 x 4.03 m)

Floor 1

- En-Suite: 4'7" x 7'7" (1.42 x 2.31 m)
- Bedroom: 11'4" x 9'6" (3.46 x 2.89 m)
- Bedroom: 9'2" x 10'2" (2.81 x 3.10 m)
- Bedroom: 7'8" x 6'9" (2.35 x 2.07 m)
- First Floor Landing: 11'1" x 2'11" (3.38 x 0.90 m)
- Bathroom: 6'4" x 6'0" (1.94 x 1.83 m)

Approximate total area⁽¹⁾

- 941 ft² / 87.2 m²

Balconies and terraces

- 337 ft² / 31.3 m²

(1) Excluding balconies and terraces

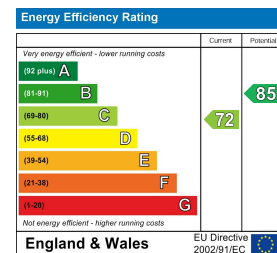
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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



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