FREEHOLD

Offers in the Region Of
£675,000



MAR-LIN BUNGALOW, HIGHFIELD ROAD, LYDNEY, GLOUCESTERSHIRE, GL15 5NB

- FIVE BEDROOMS
- GREAT LEIRSURE/RECREATION SPACES
- AMPLE PARKING
- DUAL FAMILY OCCUPANCY
- OIL CENTRAL HEATING
- TWO GOOD SIZED RECEPTION ROOMS
- LARGE GARDENS
- CONVENIENT LOCATION
- EXCELLENT STORAGE
- MULTI GENERATIONAL LIVING

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KJT RESIDENTIAL ARE PLEASED TO BRING TO THE MARKET, A FIVE BEDROOMED DORMER STYLE HOME WITH LARGE WRAP AROUND GARDENS, SUBSTANTIAL DOWNSTAIRS LIVING SPACE AND GREAT OUTDOOR LEISURE FACILITY INCLUDING SAUNA, GARDEN ROOM, BAR, GYM & JACUZZI AND HOT TUB. AN EXCELLENT LOCATION, GOOD VIEWS, LOTS OF PARKING AND STORAGE MAKE THIS PROPERTY A GOOD FIT FOR DUAL FAMILY ACCOMMODATION, GUEST HOUSE OR JUST A FANTASTIC FAMILY HOME. IF YOU'RE LOOKING FOR SPACE, PRIVACY AND A CONVENIENT LOCATION THEN THIS PROPERTY IS A "MUST VIEW".

Lydney town 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 door to -

Hall: Radiator, under-stairs storage.

Lounge: 21' 10" x 14' 0" (6.65m x 4.26m), Feature fireplace with inset solid fuel fire, windows to front and side, radiators.

Dining Room/breakfast room: 14' 9" x 10' 7" (4.49m x 3.22m), Window to side, patio doors to garden, Karndean flooring, breakfast bar.





Kitchen: 14' 6" x 12' 3" (4.42m x 3.73m), Fitted at wall and base level, double oven, microwave, fitted hob with hood over, tiled splash-back, sink unit, towel rail radiator, integral dishwasher, radiator, windows.

Utility Room: 9' 3" x 6' 10" (2.82m x 2.08m), Base level units, oil boiler providing central heating and domestic hot water, plumbing for washing machine, door to gardens, tiled floor, window to rear.

W.C.: , W.C., vanity wash hand basin, towel rail radiator, tiled floor.

Bedroom Five: 13' 5" x 10' 3" (4.09m x 3.12m), Window to front, radiator.

Bedroom Four/Office: 13' 2" x 11' 11" (4.01m x 3.63m), Patio doors to rear, radiator.

First floor stairs to -

Landing: Skylight, airing cupboard, radiator, access to loft, built-in cupboard.

Bedroom One: 15' 4" x 12' 7" (4.67m x 3.83m), Eaves storage, windows to side and rear with views, radiator.

Bedroom Two: 15' 2" x 9' 7" (4.62m x 2.92m), Eves storage, built-in wardrobes, window with views, radiator.

Bedroom Three: 12' 1" x 9' 3" (3.68m x 2.82m), Eaves storage, radiator, window to front with views, built-in wardrobes.

Bathroom: Jacuzzi bath, close box W.C., shower cubicle, vanity wash hand basin, towel rail radiator, window.

Shower Room: Shower cubicle, vanity wash hand basin, W.C., towel rail radiator, window, tiling to walls.

Outside: The gardens are to front, side and rear with large lawned area, herbaceous border, patio area, sun terrace. There is ample parking for numerous vehicles and a range of outbuildings to include:- Sauna suite with shower, patio area to front with jacuzzi hot tub 16' 6" x 9' 8" (5.03m x 2.94m), garden room/office/bar with veranda, power & light, greenhouse & log store, oil tank, outbuilding 26' 2" x 10' 1" (7.97m x 3.07m), storage unit.

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

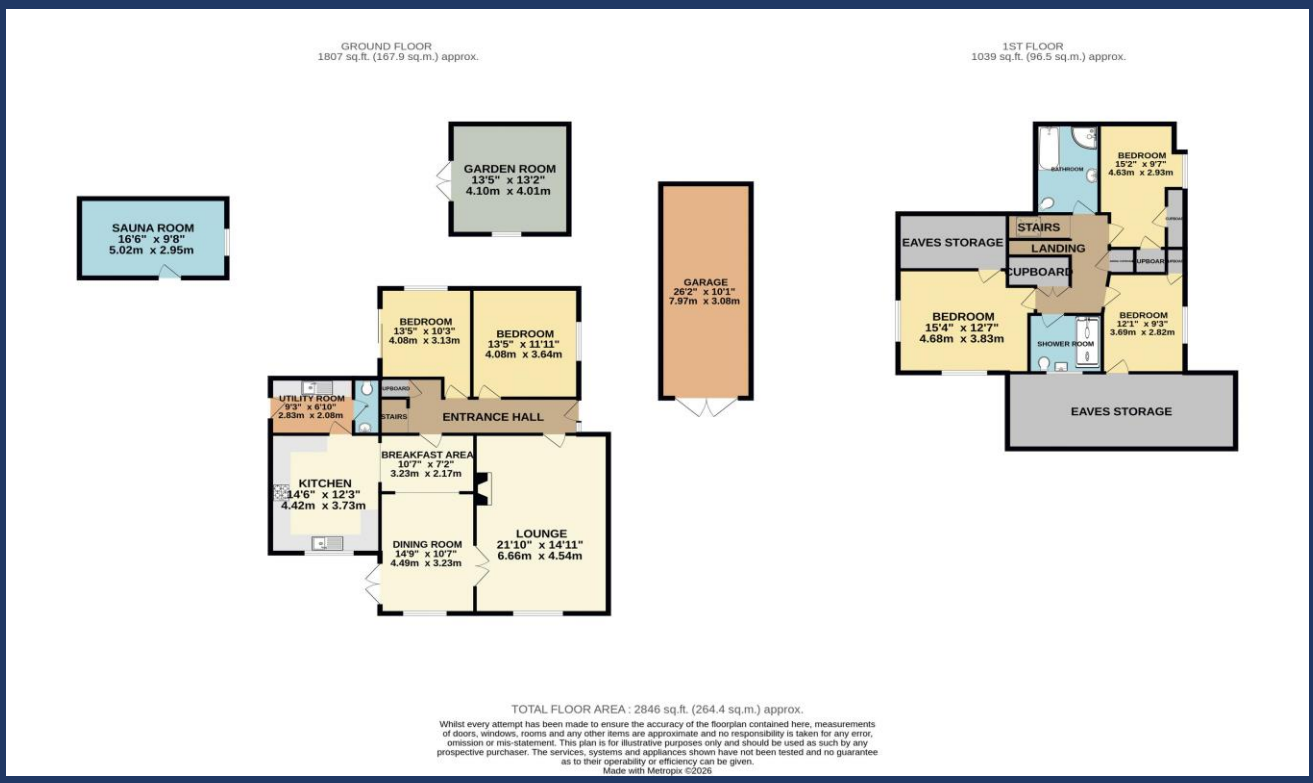






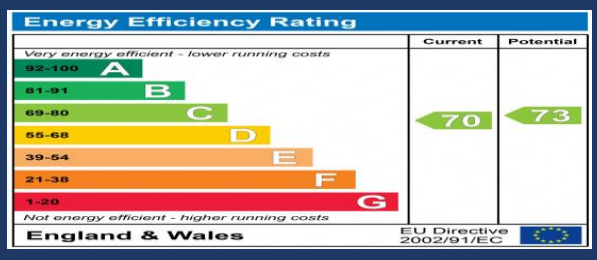


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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









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