Dean
ESTATE AGENTS

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Summerleaze

Lydney, GL15 5QD

£260,000

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A well-proportioned three bedroom semi-detached home occupying a particularly generous plot, with the standout feature being the impressive rear garden. The property offers spacious and versatile accommodation, including a large entrance hallway, newly fitted kitchen, generous lounge with direct access onto the garden and a useful additional utility/pantry area.

Upstairs are three well-proportioned bedrooms, together with a family bathroom and useful storage. Externally, the property benefits from a generous front garden and an exceptionally large rear garden, offering excellent potential for families, keen gardeners or those looking to further enhance the property.

With its generous plot, spacious accommodation and scope to improve further, this is an excellent opportunity to acquire a well-located family home.

Entrance Hallway:
7 x 13'8 (2.13m x 4.17m)
Accessed via a partially glazed composite door into a particularly spacious entrance hallway, comprising large radiator, several power points, stairs giving access to the first floor, useful space for coats and storage, together with doors leading to the principal ground floor rooms.

Kitchen:
7 x 11'9 (2.13m x 3.58m)
Front aspect UPVC double glazed window, newly fitted with a range of wall, drawer and base-mounted units, stainless steel drainer unit with mixer tap over, space for oven, induction hob, extractor fan, useful cupboard space and fuse board.

Lounge:
10'10 x 25'8 (3.30m x 7.82m)
A generous lounge with rear aspect UPVC double glazed window and rear aspect patio doors providing direct access onto the rear garden. Further benefits include radiator, several power points and useful storage cupboard.

Utility/Pantry:

Pantry:
5'2 x 10'4 (1.57m x 3.15m)
Accessed from the kitchen, this useful additional space is divided into several sections. The pantry area provides useful storage and power points, together with a partially frosted front aspect door providing access to the front of the property.

A further section was formerly used as a downstairs WC and retains the radiator, offering potential for reinstatement subject to the necessary works.

Utility
8'1 x 6'6 (2.46m x 1.98m)
The rear section provides a useful utility area with rear aspect UPVC double glazed window, space and plumbing for washing machine and tumble dryer, space for a large American-style fridge/freezer, several power points and a rear aspect door providing side access.

First Floor Landing:
6'11 x 8'8 (2.11m x 2.64m)
Front aspect UPVC double glazed window, loft access, power points and doors leading to all three bedrooms and the family bathroom.

Bedroom One:
11 x 13'10 (3.35m x 4.22m)
A good-sized principal bedroom with rear aspect UPVC double glazed window, radiator and several power points.

Bedroom Two:
11 x 11'11 (3.35m x 3.63m)
Rear aspect UPVC double glazed window, radiator, several power points and useful built-in storage/wardrobe space.

Bedroom Three:
6'10 x 10'5 (2.08m x 3.18m)
Front aspect UPVC double glazed window, radiator and several power points. Further benefits include an over-stairs storage cupboard with hanging and shelving options, housing the boiler.

Bathroom:
6'9 x 6 (2.06m x 1.83m)
Side aspect UPVC double glazed frosted window, close coupled WC, wash hand basin with mixer tap over, radiator, paneled bath with bath taps over and extractor fan.

Outside:
To the front of the property is a good-sized lawned garden with a pathway leading to the main entrance.

The rear garden is a particularly impressive feature of the property, occupying a generous plot and offering excellent space for outdoor enjoyment. Predominantly laid to lawn, the garden is enclosed by a combination of fencing and hedging and benefits from a substantial brick-built storage area/shed.

The generous size of the garden provides plenty of scope for landscaping, entertaining or further development, subject to any necessary planning permissions. A particularly rare feature for a property of this type.

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Road Map

Hybrid Map

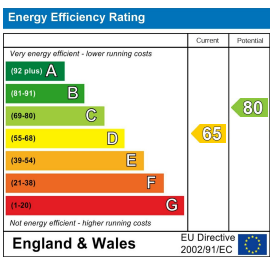
Terrain Map

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



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