



Goldfinch Way

Lydney, GL15 5GB

£439,995



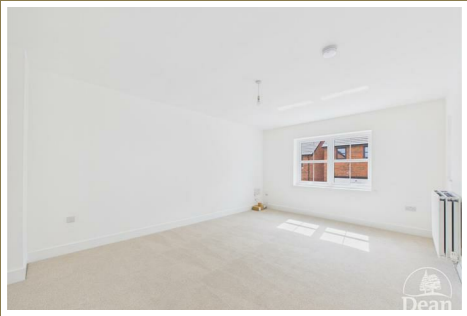
Built by the renowned housebuilder Charles Church and forming part of their highly regarded Bamburgh Collection, this impressive four-bedroom detached home offers a superb combination of contemporary design, quality finishes and versatile family accommodation.

Presented to an excellent standard throughout, the property features a particularly impressive open-plan kitchen, dining and snug area, complemented by a generous separate lounge and four well-proportioned bedrooms. The thoughtfully designed layout provides an ideal balance of sociable living and private space, making this an exceptional modern family home.

The ground floor comprises a welcoming entrance hall, spacious lounge, downstairs WC, utility room and a stunning open-plan kitchen, dining and snug area. This impressive space forms the heart of the home, with bi-folding doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

Upstairs, the property continues to impress with four well-proportioned bedrooms, including a superb principal bedroom featuring both a walk-in wardrobe and en-suite shower room.

Outside the property benefits from a generous driveway providing ample off-road parking for several vehicles, together with an electric vehicle charging point. The well-sized rear garden provides an excellent outdoor space for relaxation and entertaining, while the garage offers valuable additional storage and practical utility space.



The property is accessed via a partially glazed composite door into:

Entrance Hallway:

6'8 x 6'9 (2.03m x 2.06m)

Front aspect UPVC double glazed window, LVT flooring, radiator, large understairs storage cupboard, heating zonal control unit, power points and stairs giving access to first floor landing.

Lounge:

17'2 x 12'5 (5.23m x 3.78m)

Front aspect UPVC double glazed window, side aspect UPVC double glazed window, power points, television point, thick pile carpet and double radiator.

Kitchen / Dining / Snug Living Space:

A superb and versatile open-plan space, ideal for modern family living and entertaining.

Dining Area:

10'4 x 11'7 (3.15m x 3.53m)

Dual aspect with front and side aspect UPVC double glazed windows, two radiators, several power points and LVT flooring continuing throughout.

Kitchen:

9'9 x 25'5 (2.97m x 7.75m)

Side aspect UPVC double glazed window, beautifully fitted with a range of wall, drawer and base mounted units, porcelain worktops, matching splash backs, stylish kitchen doors, AquaTech tap, built-in oven, induction hob and extractor fan, integrated fridge/freezer, task lighting, power points and LVT flooring.

Snug:

Rear aspect UPVC double glazed bi-folding doors providing access onto the rear garden, radiator, power points and a lovely seating area, creating an ideal space for relaxing whilst remaining connected to the main kitchen and dining area.

Utility Room:

4'6 x 6'1 (1.37m x 1.85m)

Rear aspect UPVC double glazed partially frosted door providing side access, worktop with base units, additional wall and base mounted storage, inset spotlights, integrated washing machine and cupboard housing the Ideal combination boiler.

Downstairs WC:

4'10 x 6'1 (1.47m x 1.85m)

Side aspect UPVC double glazed window, close coupled WC, wash hand basin with mixer tap over, heated towel rail, half-height wall tiling and inset ceiling spotlights.

First Floor Landing:

13'10 x 9'10 (4.22m x 3.00m)

A spacious square landing with front aspect UPVC double glazed window, radiator, inset ceiling spotlights and loft access space.

Bedroom One:

10'10 x 12'5 (3.30m x 3.78m)

Front and side aspect UPVC double glazed windows, radiator, power points, large walk-in wardrobe area with additional cupboard space, heating control panel and power point.

En-Suite:

7'5 x 5'2 (2.26m x 1.57m)

Side aspect UPVC double glazed window, walk-in shower with rainfall shower over, close coupled WC, wash hand basin with mixer tap over, heated towel rail, inset ceiling spotlights and partially tiled walls.

Bedroom Two:

11'5 x 12'8 (3.48m x 3.86m)

Rear aspect UPVC double glazed window, radiator, power points.

Bedroom Three:

10'4 x 8'9 (3.15m x 2.67m)

Front and side aspect UPVC double glazed windows, radiator and power points.

Bedroom Four:

9'6 x 8'10 (2.90m x 2.69m)

Rear and side aspect UPVC double glazed windows, radiator and power points.

Outside:

To the front of the property is a generous driveway providing off-road parking for several vehicles, together with an electric vehicle charging point and access to the garage.

To the rear is a good-sized garden, with a small patio area leading onto a mainly laid-to-lawn garden. The garden is enclosed by walling and fencing, with side access available via a pathway with a few steps leading through to the garden, providing convenient access around the property.

Garage:

The property benefits from a good sized garage, providing excellent additional storage and parking facilities.

Agents Note:

There is an annual estate maintenance fee of £209.33.

This property has been finished to a show home specification. Please note that this specification does not form part of the standard specification for the development. For further information, please speak to the sales advisor's team.



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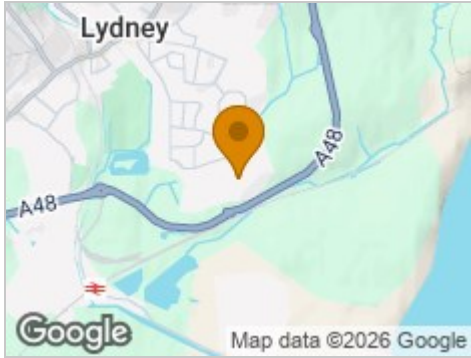
Road Map



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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