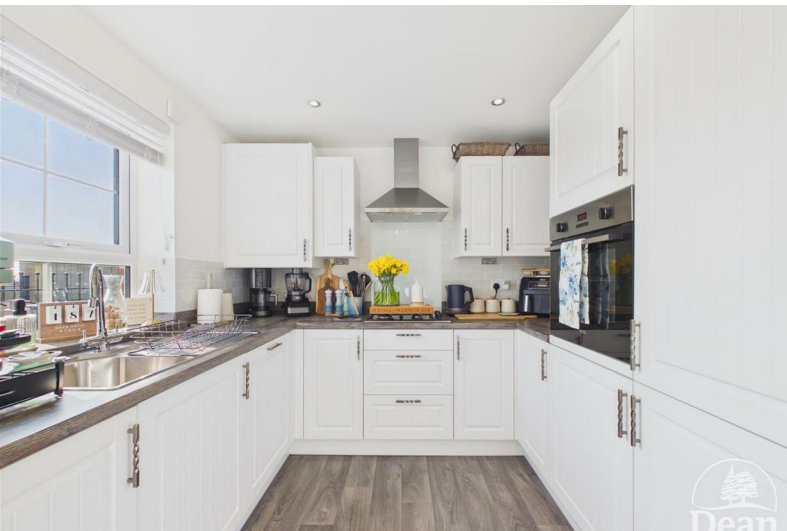




## Cooke Way

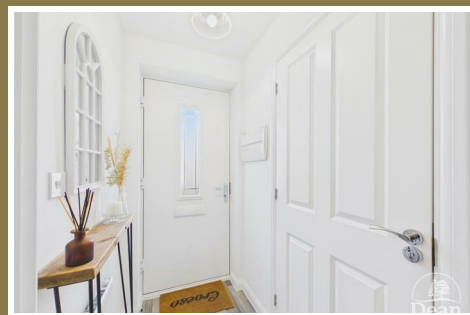
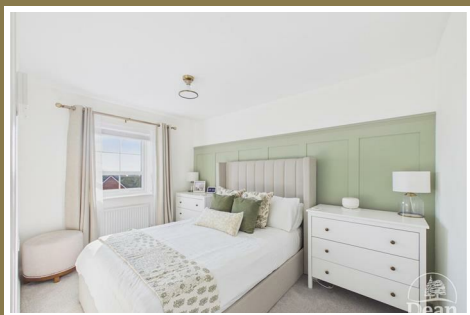
Lydney, GL15 5TW

£285,000



**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*** Situated toward the end of a quiet cul-de-sac this stunning and well presented three bedroom semi-detached family home offers spacious and bright downstairs living and three good sized bedrooms. The rear gardens are tiered and well maintained offering plenty of entertaining space. This property also offers off road parking with a private driveway for multiple cars and an EV charger.

The town of Lydney has many amenities to include primary schools, secondary school, supermarkets, independent cafes and shops, doctors surgeries, pharmacies and parks. There are excellent transport links to the nearby towns and cities with a bus station and train station.



Approached via UPVC front door:

**Entry Hallway:**

6'0 x 3'5 (1.83m x 1.04m)

Single panelled radiator, power and lighting.

**Downstairs W/C:**

6'4 x 2'8 (1.93m x 0.81m)

W/C, wash hand basin, single panelled radiator and extractor fan.

**Kitchen/Diner:**

8'7 x 14'9 (2.62m x 4.50m)

Range of base and eye level units, integrated dishwasher, fridge freezer, washing machine and oven. Four ring gas hob with extractor hood and cupboard housing boiler. UPVC double glazed window to rear garden and UPVC double glazed patio doors to rear garden from the dining area.

**Living Room:**

14'4 x 12'1 (4.37m x 3.68m)

Spacious living room with under stairs storage, double panelled radiator, tv point and stairs to first floor.

**First Floor Landing:**

8'2 x 3'3 (2.49m x 0.99m)

Power and lighting, access to loft and single panelled radiator.

**Bedroom One:**

11'11 x 8'1 (3.63m x 2.46m)

Bright and airy double bedroom, single panelled radiator and UPVC double glazed window to rear.

**Bedroom Two:**

11'0 x 8'0 (3.35m x 2.44m)

Second double bedroom, single panelled radiator, UPVC double glazed window to front aspect.

**Bedroom Three:**

8'7 x 6'5 (2.62m x 1.96m)

Single panelled radiator, UPVC double glazed window to rear.

**Family Bathroom:**

6'3 x 6'6 (1.91m x 1.98m)

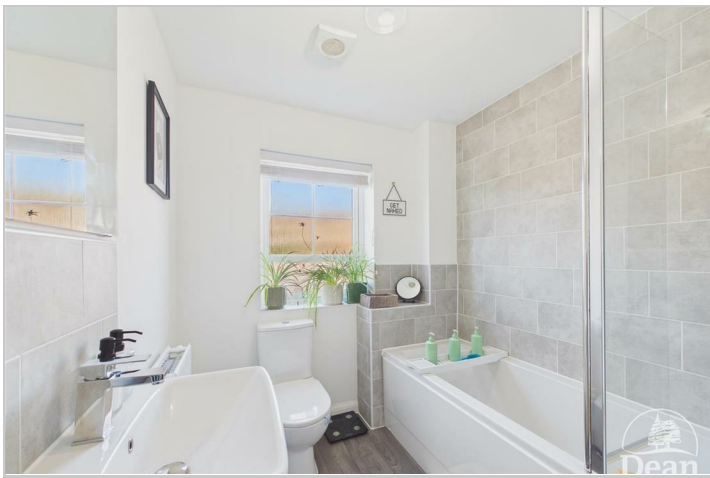
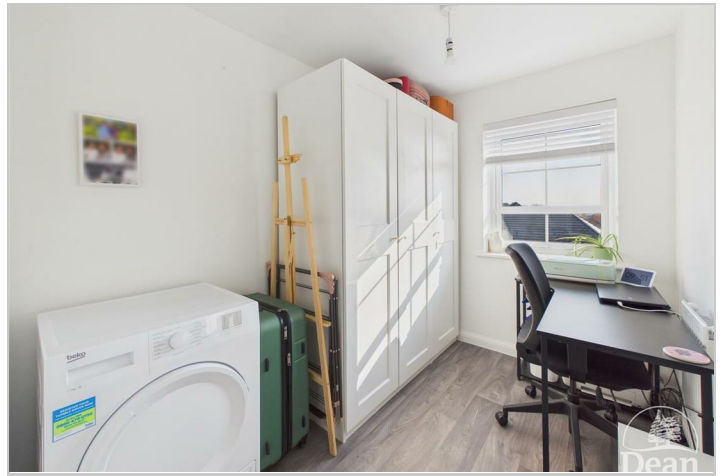
Spacious family bathroom with a W/C, wash hand basin, bath with shower over and tiled throughout. Double panelled radiator, shaving point and

frosted UPVC double glazed window to front aspect. Large storage cupboard over stairs head height.

### Outside:

The rear garden is south-east facing and offers generous tiered areas comprising of a patio area with far reaching views leading out from the kitchen/diner and side gate access. The second tier is private laid to lawn with a shed and patio path surround by flower and planting borders.

To the front of the property is a large driveway for multiple cars fitted with an EV charger and a maintainable laid to lawn section with borders with mature shrubs. The property is accessed via stairs and a short pathway from the driveway.



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.

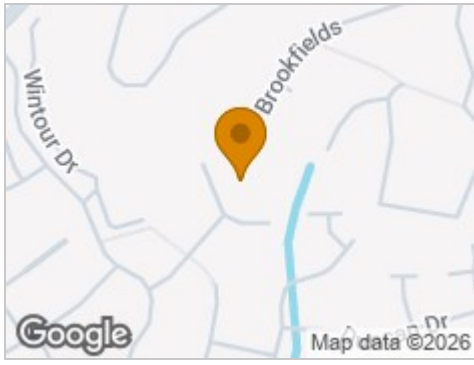
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried 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



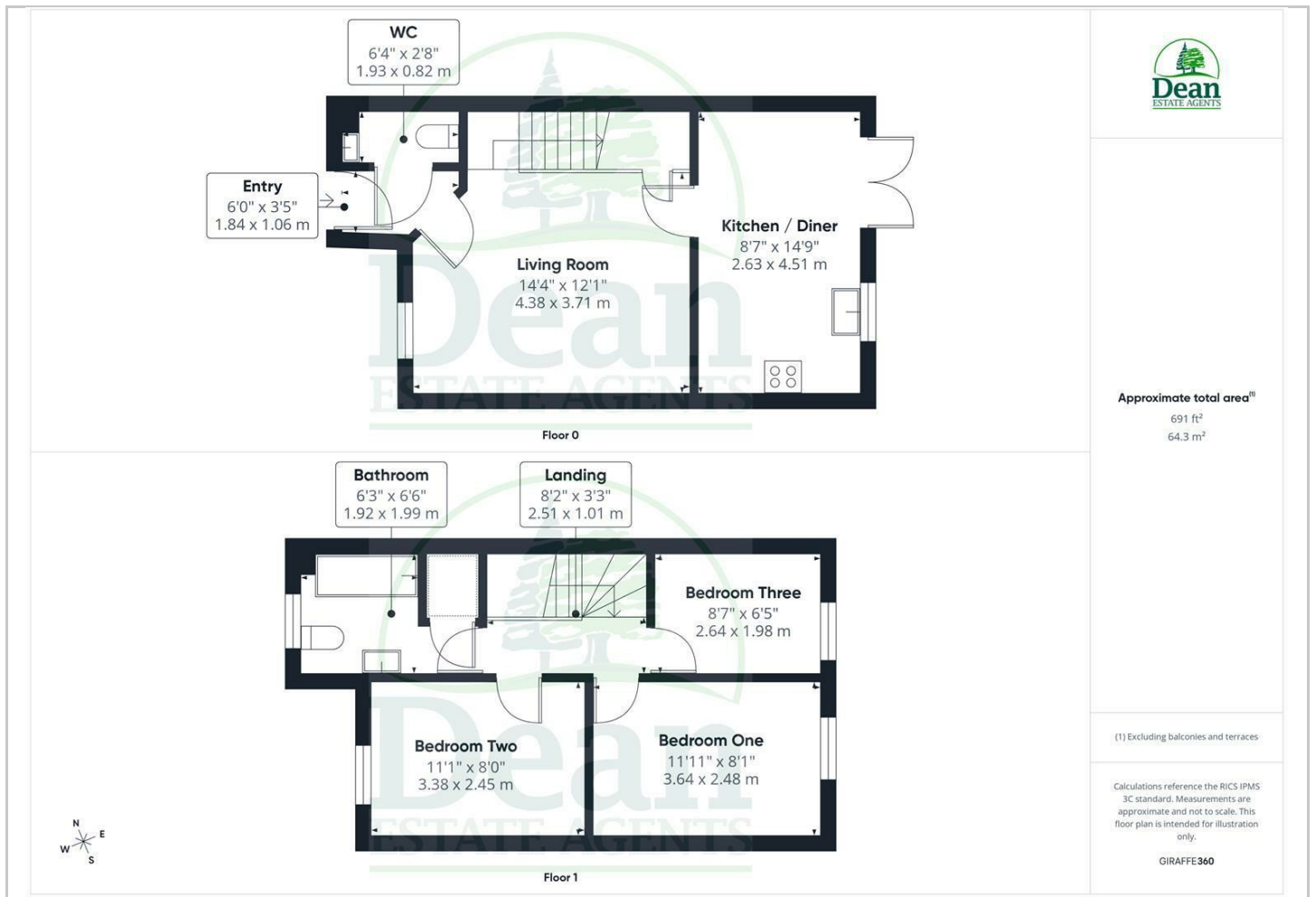
## Hybrid Map



## Terrain Map



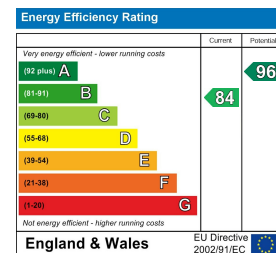
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.