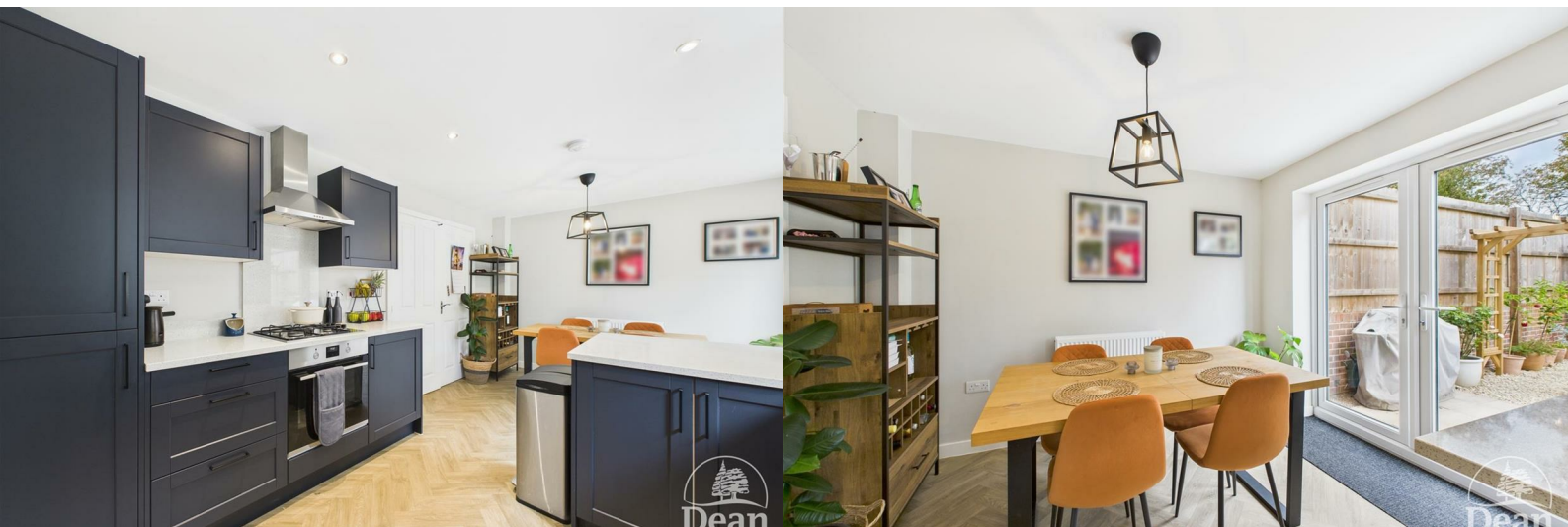




64 Kingfisher Drive

Lydney, GL15 5FX

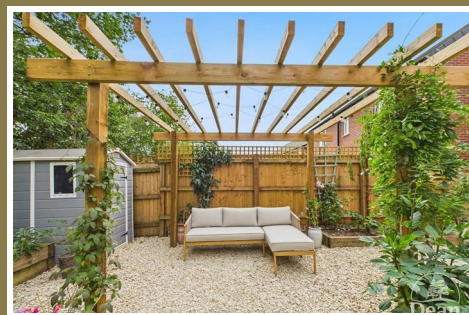
£360,000



*****VIRTUAL TOUR AVAILABLE***** Take a look at this immaculately presented and well decorated four bedroom detached property with an integral garage!

This property offers large and bright downstairs living space with a well presented rear garden. With **THREE DOUBLE BEDROOMS** this property offers the perfect space for a family.

Conveniently located close to the train station, this property offers excellent transport links, making it an ideal choice for commuters or those who enjoy exploring the wider region. This property presents a wonderful opportunity to enjoy modern living in a picturesque setting. Don't miss the chance to make this lovely property your new home.



Approached via UPVC Double Glazed Door:

Entrance Hallway:

4'7 x 4'9 (1.40m x 1.45m)

Power and lighting, double panelled radiator.

Living Room:

10'11 x 15'9 (3.33m x 4.80m)

UPVC double glazed window to front aspect, double panelled radiator, plug sockets throughout.

Kitchen/Diner:

17'3 x 10'3 (5.26m x 3.12m)

Range of base and eye level units with quartz worktops, four ring gas hob, integrated fridge/freezer and dishwasher, large UPVC double glazed window to rear garden. Large dining space with double panelled radiator and double glazed UPVC patio doors to rear garden and patio area.

Utility Room:

6'3 x 5'2 (1.91m x 1.57m)

Eye level unit, boiler, space under units for washing machine and tumble dryer, access to downstairs W/C and UPVC double glazed door to rear garden.

Downstairs W/C:

6'4 x 4'9 (1.93m x 1.45m)

W/C, wash hand basin, double panelled radiator and frosted UPVC window to side aspect.

First Floor Landing:

6'11 x 6'4 (2.11m x 1.93m)

Power and lighting, access to loft hatch.

Bedroom One:

11'1 x 10'4 (3.38m x 3.15m)

Spacious primary bedroom with large UPVC double glazed window to front aspect. Double panelled radiator and storage cupboard.

En-Suite:

6'7 x 5'11 (2.01m x 1.80m)

W/C, wash hand basin, shower cubicle, double panelled radiator and frosted UPVC double glazed window to side.

Bedroom Two:

9'2 x 12'4 (2.79m x 3.76m)

Large double bedroom with full length double glazed UPVC window to front and double panelled radiator.

Bedroom Three:

9'3 x 9'4 (2.82m x 2.84m)

Double bedroom with UPVC double glazed window to rear aspect, double panelled radiator.

Bathroom:

6'11 x 5'10 (2.11m x 1.78m)

W/C, wash hand basin, bath with shower over, tiled throughout. Frosted double glazed UPVC window to rear aspect.

Bedroom Four:

7'2 x 9'7 (2.18m x 2.92m)

Spacious fourth bedroom perfect for a nursery or home office, UPVC double glazed window to rear aspect, double panelled radiator.

Outside:

Perfectly landscaped and sunny rear garden throughout with many areas for entertaining. Patioed area leading from kitchen/diner out to maintained lawns, planting borders and pergola area.

To the front of the property there is parking for multiple cars and access to the side for the rear garden.

Garage:

Up and over garage door with power and lighting.



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.

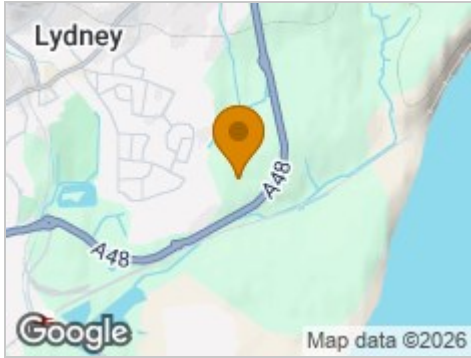
Road Map



Hybrid Map



Terrain Map



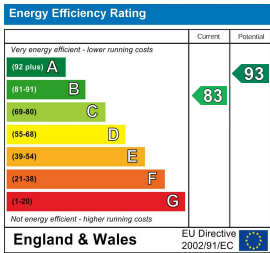
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.