



## 43 Highfield Road

Lydney, GL15 5ND

£350,000





\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* Dean Estate Agents are pleased to present this spacious 3 bedroom, detached family home which benefits from a drive way, spacious front and rear garden and garage.

The accommodation comprises of an entrance hallway, lounge, kitchen-diner with double patio doors to the rear garden, three bedrooms and bathroom.

The property is situated in Lydney offering local schools, convenience shops and public houses with a further range of amenities in the nearby town of Chepstow. The location also benefits from great transport links including a reliable bus route and railway links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff, Chepstow, Bristol and Gloucester within easy commuting distance. MUST BE VIEWED!



#### Entrance Hallway:

Heating thermostat, the mains telephone line, under stairs cupboard with the boiler in (Worcester combi), switchboard and meter boards.

#### Lounge:

14'6" x 11'10" (4.42 x 3.63m)

Large front aspect bay UPVC window with shutters, an electric fire place, TV point, a double panelled radiator, four plug sockets, lighting.

#### Kitchen/Dining Room:

19'7" x 14'9" (5.99 x 4.50)

A larger double panelled radiator, front aspect window with shutters and tv point, separated kitchen with tiled floor, an integrated oven with 4 burner gas hob and extractor fan, UPVC bi-fold doors with shutters, an integrated dishwasher, a large sink with drainer and mixer tap, door to the downstairs cloakroom.

#### Cloakroom:

3'11" x 5'10" (1.20m x 1.78m)

UPVC double glazed opaque window to side elevation. Close coupled WC and wash hand basin. Heated towel radiator.

#### First Floor Landing:

A double panelled radiator, large UPVC window with shutters, access to loft, open height stairs.

#### Bedroom One:

12'0" x 12'0" (3.66m x 3.66m)

Double front aspect window with shutters, TV and WIFI points, three double plug sockets, a double panelled radiator, a large fitted cupboard/wardrobe.

#### Bedroom Two:

11'3" x 8'5" (3.43m x 2.57m)

Rear aspect UPVC window with shutters, built in wardrobe, a single panelled radiator and two double plug socket.

#### Bedroom Three:

8'0" x 10'9" (2.46m x 3.30m)

Large rear aspect window with shutters, a single panelled radiator and two double plug sockets.

#### Bathroom:

6'5" x 7'4" (1.97m x 2.25m)

Over bath rainfall shower, P shaped bath, wash hand basin and a WC, a large front aspect frosted window with shutters and a single panelled radiator, fitted fan in the ceiling.

#### Outside:

As you approach the property you are met with double metal gates leading to a large driveway for multiple cars with access to the rear garden through another gate. There is a garage and a covered porch area to front door with outdoor lighting. There is also a grassed area surrounded by the boundary hedges. The rear garden consists of a decking area benefits from fitted lights which lead to the patio area which has access with the garage and garden shed, which is conveniently fitted with electric and a double socket. Side gate to front driveway. Outside tap to right side of the back of the property.

Steps leading to a tiered grassed area with the lower area including a washing line.

#### Garage:

Up and over garage door, no electric or lighting.



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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.



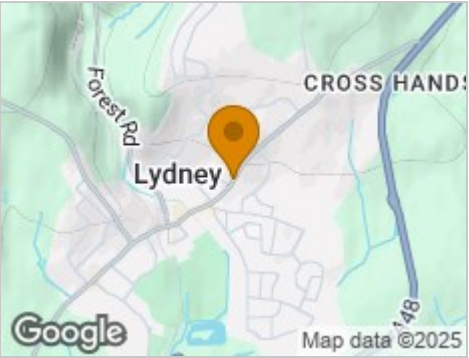
Road Map



Hybrid Map



Terrain Map



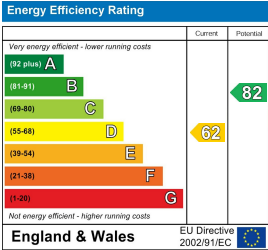
Floor Plan



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



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