Dean
ESTATE AGENTS

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Highbrook Way

Lydney, GL15 4BY

£370,000

4 2 1 B

VIRTUAL TOUR AVAILABLE Offered with no onward chain this sizeable four bedroom detached family home offers spacious and modern living throughout, with a large kitchen/diner leading to the rear garden, a cosy living room, four generous bedrooms and a master bedroom with en-suite.

Highbrook Way is situated a short walking distance to Lydney Town Centre with many amenities including supermarkets, independent shops & cafes, doctors surgeries, primary schools, secondary school, pharmacies, a park, harbourside with walks and a cafe, bus station and train station with easy access to local towns & cities.

Entrance Hallway:
17'7 x 8'8 (5.36m x 2.64m)
Large, bright hallway with under stairs storage cupboard housing switchboard and Wi-Fi point, double panelled radiator and stairs to first floor.

Living Room:
15'11 x 11'10 (4.85m x 3.61m)
Large living room with plenty of power sockets, thermostat, double panelled radiator, UPVC double glazed sash window to front aspect, TV, Wi-Fi, telephone and HDMI plugs.

Kitchen/Diner:
Modern kitchen with range of base and eye levels units with integrated dishwasher, space for washing machine and integrated fridge freezer. Four ring gas hob with glass splash back, integrated double oven, stainless steel 1.5 bowl sink with drainer, cupboard housing boiler and UPVC double glazed window to rear garden. The dining area has plenty of space for a family dining table, double panelled radiator and UPVC double glazed patio doors to rear garden.

Downstairs W/C:
4'2 x 4'10 (1.27m x 1.47m)
Wash hand basin, W/C, single panelled radiator and frosted UPVC double glazed window to side aspect.

First Floor Landing:
13'10 x 3'7 (4.22m x 1.09m)
Power and lighting, single panelled radiator, sizeable shelved storage cupboard and access to loft space.

Bedroom One:
12'6 x 11'5 (3.81m x 3.48m)
Spacious master bedroom with UPVC double glazed window to rear aspect with views over the River Severn, double panelled radiator, thermostat, wall mounted TV point and plug and fitted open hanging space.

En-Suite:
6'3 x 8'3 (1.91m x 2.51m)
Large en-suite with walk-in shower, single panelled radiator, shaver point, wash hand basin, W/C and UPVC double glazed frosted window to side aspect.

Bedroom Two:
9'2 x 11'4 (2.79m x 3.45m)
Double bedroom with UPVC double glazed sash window to front aspect, single panelled radiator and tv point.

Bedroom Three:

7'7 x 9'5 (2.31m x 2.87m)

UPVC double glazed window to rear aspect, single panelled radiator, power and lighting.

Bedroom Four:

7'1 x 9'4 (2.16m x 2.84m)

UPVC double glazed sash window to front aspect and single panelled radiator.

Family Bathroom:

6'11 x 5'6 (2.11m x 1.68m)

W/C, wash hand basin, shaver point, bath with shower head attachment and wall mounting space, single panelled radiator and frosted double glazed UPVC window to side aspect.

Garden:

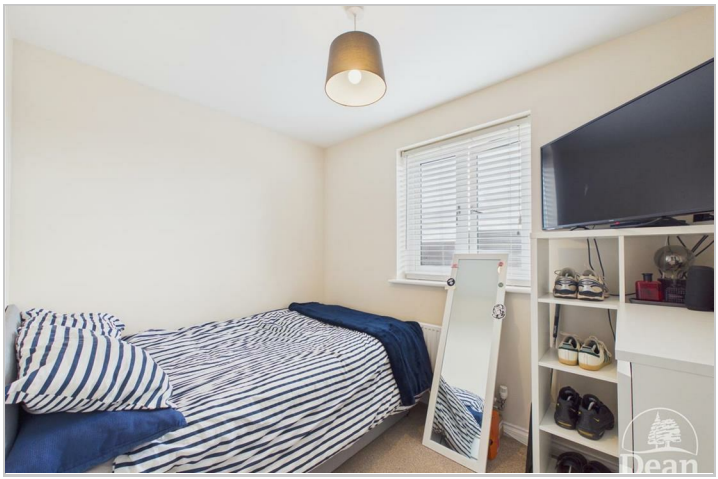
To the front of the property is a sizeable laid to lawn area with flower borders an attractive stone wall and path to rear parking and road access.

The rear garden is private and south facing with a generous patio area and path leading to a sizeable lawn wrapping around the side of the property and rear of the garage. Side gate to rear driveway and access to garage.

Garage:

10'8 x 20'6 (3.25m x 6.25m)

Up and over garage door, EV charger, power and lighting with partially boarded loft space.



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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

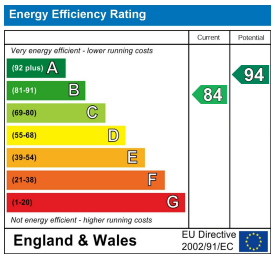
Terrain Map

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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