



## Woodland Road

Parkend, Lydney, GL15 4JU

£265,000



Situated in the charming village of Parkend, this delightful end terrace house on Woodland Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The house boasts a warm and inviting atmosphere, enhanced by its thoughtful layout. The living spaces are designed to maximise natural light, creating a bright and airy environment. The kitchen has been re-fitted and is well-equipped, providing ample space for culinary endeavors and family gatherings.

The surrounding area is rich in natural beauty, with the stunning Forest of Dean nearby, perfect for outdoor enthusiasts who enjoy walking, cycling, or simply soaking in the serene landscape. Parkend itself is a friendly community, offering local amenities and a sense of belonging.

This property not only provides a comfortable living space but also the opportunity to enjoy a tranquil lifestyle in a picturesque setting. Whether you are looking to settle down or invest, this end terrace house on Woodland Road is a wonderful choice that combines modern living with the charm of rural England.



#### Entrance Hall :

5'10" x 4'2" (1.78 x 1.28)

Upvc door to front, stairs to first floor with understairs cupboard, horizontal slate grey radiator.

#### Kitchen :

11'0" x 10'0" (3.37 x 3.06)

Re-fitted with a range of light grey wall and base units, one and half bowl sink unit, induction hob, splash back and extractor hood, integrated oven, grill and dishwasher, space for fridge/freezer, down lighters, double glazed window to rear overlooking the forest, vinyl flooring, twin sliding doors to >

#### Living Room :

17'2" x 11'5" (5.25 x 3.50)

Fireplace with wood burner, double glazed window to front and French doors to raised deck, two vertical slate grey radiators, vinyl flooring, down lighters.

#### Utility Room :

14'9" x 6'0" (4.50 x 1.84)

Double glazed windows to rear and side

aspects, double glazed door to outside, stainless steel sink unit, plumbing for washing machine, twin panel radiator.

#### Cloakroom :

2'9" x 5'4" (0.86 x 1.64)

Low level WC, small wash hand basin, double glazed window to front, radiator.

#### First Floor Landing :

5'11" x 7'9" (1.81 x 2.38)

Double glazed window to front, two built in storage cupboards, one containing the gas combi boiler (fed by bottle gas) access to loft.

#### Bedroom 1 :

10'11" x 12'5" (3.35 x 3.79)

Double glazed window to rear overlooking the forest, radiator, fireplace.

#### Bedroom 2 :

10'11" x 10'0" (3.34 x 3.05)

Double glazed window to rear overlooking the forest, radiator.

## Shower Room :

5'11" x 8'7" (1.81 x 2.62)

Twin shower cubicle, vanity unit with wash basin, low level WC, double glazed window to side, towel radiator, splash back panel walls, vinyl flooring.

## Outside :

Front : Lawned garden with flower/shrub borders and mature tree, pedestrian gate gives access to the rear garden.

Rear : Raised deck with steps leading down to the garden lawn, raised vegetable beds, greenhouse, shed, cherry blossom tree and apple tree, gated access to direct woodland.



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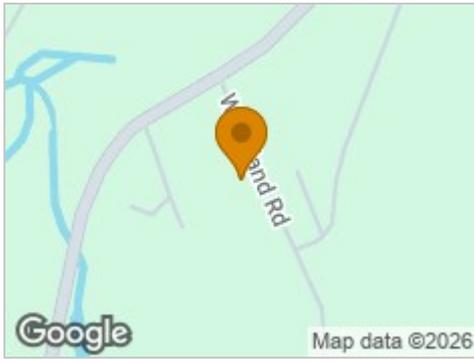
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Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

## Road Map



## Hybrid Map



## Terrain Map



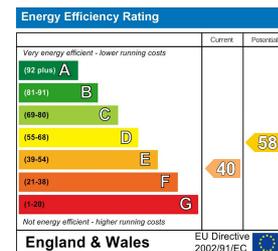
## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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