



The Ryelands

Bream, Lydney, GL15 6EP

Offers Over £350,000



*****VIRTUAL TOUR AVAILABLE***** A well presented three bedroom detached cottage offering spacious and versatile accommodation throughout, combining character features with practical modern living. Internally, the property benefits from a large kitchen dining space, separate utility room, ground floor bathroom and a spacious lounge with conservatory overlooking the rear garden.

Upstairs offers three well proportioned double bedrooms together with an additional bathroom / shower room, creating flexible family accommodation.

Outside is a real highlight, with a beautifully maintained rear garden offering several seating areas, established floral borders and a wonderful outdoor setting perfect for entertaining or relaxing. Further benefits include ample off-road parking.



The property is accessed via a partially glazed wooden door into:

Porch:

7'8 x 3'2 (2.34m x 0.97m)

Side aspect single glazed window and door leading into:

Kitchen / Dining Room:

25'1 x 8'11 (7.65m x 2.72m)

A spacious open room split into two areas.

Kitchen:

Side aspect wooden double glazed window, fitted with a range of wall, drawer and base mounted units, built-in oven, hob and extractor fan, integrated dishwasher, integrated fridge, floor level lighting, one and a half bowl sink with mixer tap over, radiator and multiple power points.

Dining Area:

Side aspect wooden double glazed window, radiator, power points.

Office / Playroom:

6'4 x 11'8 (1.93m x 3.56m)

Front aspect wooden double glazed door, radiator and power points. A versatile additional reception space ideal as a home office, playroom or hobbies room.

Utility Room:

7 x 4'9 (2.13m x 1.45m)

Side aspect wooden double glazed window, space and plumbing for washing machine, worktop, power points and Worcester boiler.

Downstairs Bathroom:

7 x 5'11 (2.13m x 1.80m)

Side aspect wooden double glazed window, bath with taps over, close coupled WC, radiator, extractor fan and inset ceiling spotlights.

Lounge:

22'11 x 11'4 (6.99m x 3.45m)

Rear aspect wooden double glazed window, radiator, decorative ceiling beams, power points and stairs leading to first floor landing. Sliding wooden double glazed doors provide access into:

Conservatory:

11'1 x 7'10 (3.38m x 2.39m)

Rear and side aspect UPVC double glazed windows with side aspect double doors providing access onto the rear garden.

First Floor Landing:

4'1 x 3'2 (1.24m x 0.97m)

Split level landing with power points.

Bedroom One:

9'3 x 11'3 (2.82m x 3.43m)

Rear aspect wooden double glazed window, radiator and power points.

Bedroom Two:

13'5 x 7'11 (4.09m x 2.41m)

Rear aspect wooden double glazed window, built-in wardrobe space with hanging and shelving options, radiator and power points.

Bedroom Three:

12'4 x 9 (3.76m x 2.74m)

Front aspect wooden double glazed window, radiator and power points.

Shower Room:

9'1 x 8'9 (2.77m x 2.67m)

Front aspect wooden double glazed window, walk-in shower with electric shower over, close coupled WC, wash hand basin with tap over, radiator, airing cupboard housing the water tank and extractor fan.

Outside:

The property is approached via a lane leading to the front driveway providing off-road parking for several vehicles.

There is a large garden shed to the front and access around both sides of the property.

To the side is a lovely outdoor seating area together with a raised patio decking area creating additional entertaining space.

To the rear is a generous garden comprising a large patio area with steps leading up to the main lawn. Further benefits include floral borders, greenhouse, garden shed and an additional raised decking area to the rear, creating several seating areas and making this a wonderful family garden.



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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.

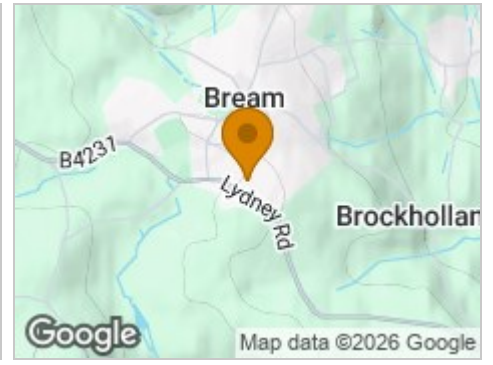
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Approximate total area^m
1208 ft²
112.3 m²

Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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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