



## Ash Close

Lydney, GL15 5NE

£317,500



**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*** This well proportioned and spacious three bedroom detached family home offers two reception rooms, a large kitchen, modern bathroom and off road parking for multiple cars. The property also benefits from a large well maintained rear garden and patio.

The property is located in a much sought after part of Lydney with easy commuting via M4 and M5, also within a two minute drive into Lydney Town & all main facilities which include Primary and Secondary Schools, Local Shops and Supermarkets, Banks, Restaurants and Public Houses, Sports Centre, Doctors Surgeries and Golf Course.



Approached via UPVC double glazed door into:

Spacious entrance porch.

#### Kitchen:

14'2 x 9'6 (4.32m x 2.90m)

Range of base and eye level units, integrated oven and hob, integrated fridge, space for dishwasher, wall mounted boiler, double panelled radiator and breakfast bar. UPVC double glazed window and door to rear garden.

#### Dining Room:

14'5 x 9 (4.39m x 2.74m)

Spacious dining room with UPVC double glazed windows to rear garden and patio, double panelled radiator and glass panelled doors to living room.

#### Lounge:

22'2 x 10'7 (6.76m x 3.23m)

UPVC double glazed window to front aspect, tv, phone and Wi-Fi point, gas fireplace and double panelled radiator.

#### Hallway:

5'9 x 5'1 (1.75m x 1.55m)

Stairs to first floor, under stairs cupboard and double panelled radiator.

#### Downstairs W/C:

3'6 x 4'6 (1.07m x 1.37m)

W/C, wash hand basin and heated towel rail.

#### First Floor Landing:

5'7 x 3'4 (1.70m x 1.02m)

Open staircase with large UPVC double glazed window to side aspect and access to loft.

#### Bedroom One:

13'7 x 8'3 (4.14m x 2.51m)

Large double bedroom with built in wardrobes, double panelled radiator and UPVC double glazed window to front aspect.

#### Bedroom Two:

10'6 x 10'1 (3.20m x 3.07m)

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

### Bedroom Three:

10'3 x 8'3 (3.12m x 2.51m)

Sizeable third bedroom, double panelled radiator, UPVC double glazed window to front aspect.

### Bathroom:

7'6 x 8'2 (2.29m x 2.49m)

Bath with shower over, wash hand basin, w/c and double panelled radiator. Two UPVC frosted double glazed windows to rear aspect and storage cupboard housing hot water tank.

### Outside:

Large rear garden benefiting from far reaching views a spacious patio with an outside power plug, leading through to a well maintained laid to lawn and bordered section, including a greenhouse and a shed.

To the side of the property is a wide pathway for bin storage and side access.

The front of the property offers off road parking for multiple cars.



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## Road Map



## Hybrid Map



## Terrain Map



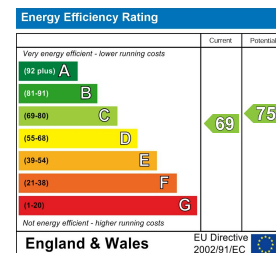
## Floor Plan



## 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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