



Par Four Lane

Lydney, GL15 5GD

£250,000

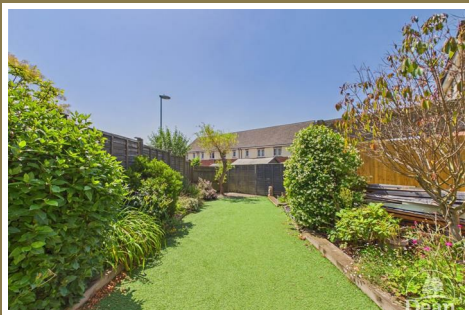
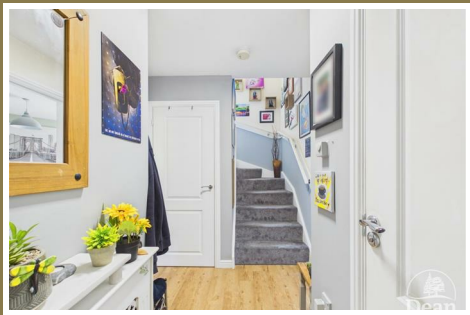


A beautifully presented & deceptively spacious family home, offering modern & well-maintained accommodation throughout, complemented by a generous garage, off-road parking and an attractive enclosed rear garden. Ideally positioned within a popular residential development, this stylish home is perfectly suited to growing families & those seeking contemporary living.

The accommodation is entered via a welcoming entrance hallway with a useful cloakroom & stairs to the first floor. The spacious lounge provides a bright & comfortable living space, ideal for both relaxing and entertaining, whilst the modern kitchen/dining room is fitted with a range of contemporary units, integrated appliances and ample space for family dining, with French doors opening directly onto the rear patio creating an excellent indoor-outdoor flow.

To the first floor are three well-proportioned bedrooms, including a generous master bedroom benefitting from fitted wardrobes & a modern en-suite shower room. Two further bedrooms are served by a stylish family bathroom fitted with a white suite.

Outside, the property enjoys a fully enclosed rear garden designed for ease of maintenance, featuring a large paved seating terrace, artificial lawn, established planting and a raised decked area, creating an ideal space for outdoor dining, entertaining or family enjoyment. To the front is a gravelled garden alongside a driveway providing off-road parking, leading to an impressive garage offering excellent storage, workshop potential or secure parking.



Approached via UPVC partly double glazed door into:

Entrance Hallway:

9'8" x 3'6" (2.96m x 1.09m)

Power & lighting, double panelled radiator, large understairs storage cupboard.

Cloakroom:

5'7" x 3'2" (1.72m x 0.99m)

Wash hand basin, W.C., double panelled radiator, consumer unit.

Kitchen/Dining Room:

15'9" x 9'2" (4.81m x 2.80m)

A range of base units & eye level units, cupboard housing boiler, integrated oven with four ring gas hob, integrated dishwasher, space & plumbing for washing machine, sink with drainer unit, breakfast bar, leading through to the dining area is a double panelled radiator, fridge/freezer, double glazed UPVC patio doors to rear garden.

Lounge:

16'4" x 15'9" (4.99m x 4.82m)

Large living space with UPVC double glazed windows to front aspect, A/C unit, TV point, double glazed UPVC patio doors to rear garden.

First Floor Landing:

10'11" x 2'10" (3.35m x 0.88m)

Power & lighting, overstairs storage cupboard, access to loft.

Bedroom One:

9'1" x 9'0" (2.77m x 2.76m)

Large double bedroom with UPVC double glazed widows to front aspect, single panelled radiator.

En-Suite:

9'1" x 3'10" (2.77m x 1.19m)

W.C., wash hand basin, walk in shower, heated towel rail, frosted UPVC double glazed window to front aspect.

Bedroom Two:

17'7" x 8'0" (5.38m x 2.44m)

Double bedroom with two built in storage cupboards fitted with hanging rail for wardrobe space and UPVC double glazed window to rear garden.

Bedroom Three:

10'7" x 7'4" (3.24m x 2.26m)

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

Family Bathroom:

7'1" x 5'6" (2.16m x 1.68m)

Panelled bath, W.C., wash hand basin, heated towel rail, UPVC frosted double glazed window to rear aspect, lighting.

Garage:

20'6" x 16'6" (6.25m x 5.05m)

Fitted with power & lighting, solar panel equipment, up & over garage door to front driveway, UPVC partly double glazed door to rear patio.

Outside:

Outside, the property enjoys an attractive and well-maintained plot, set back from the road behind mature trees and landscaped frontage, creating an appealing first impression. A pathway leads to

the covered entrance porch, bordered by neat lawn and decorative gravelled areas with ornamental trees. To the side, a generous driveway provides ample off-road parking and leads to a substantial garage, offering excellent storage, workshop potential or secure parking.

The enclosed rear garden has been thoughtfully designed for low-maintenance living while still offering plenty of outdoor space to enjoy. A large paved patio adjoins the rear of the property, creating the perfect setting for al fresco dining and entertaining, with direct

access from both the lounge & kitchen/dining room. Beyond, an artificial lawn is framed by well-stocked raised borders filled with a variety of mature shrubs, flowering plants and small trees, adding colour and privacy throughout the seasons. A raised decked seating area provides a further space to relax, making this an ideal garden for families, entertaining guests or simply enjoying the outdoors. The garage can also be accessed from the garden, adding further practicality to this impressive home.



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Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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Approximate total area⁽¹⁾
1143 ft²
106.3 m²

(1) Excluding balconies and terraces

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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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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