



## 6 New Road

Hangerberry, Lydbrook, GL17 9QG

£359,950





**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*** Don't miss out on this stunning property with large plot situated on the edge of the woodlands in the Forest of Dean. The semi-detached family home is immaculately renovated with three bedrooms, this beautiful home boasts a modern design with high-quality finishes and thoughtful layout, ensuring both comfort and style.

Features include a bright and airy sunroom that floods the space with natural light, perfect for relaxation or entertaining. The exterior offers ample parking for multiple cars and includes a convenient garage. Nature enthusiasts will appreciate the delightful woodland walks just steps from the doorstep, providing a tranquil escape into the great outdoors.

This exceptional property is a true gem, seamlessly blending contemporary living with the charm of its picturesque surroundings.



Approached via UPVC double glazed door with outside light into the entrance hallway:

#### Entrance Hallway:

5'9" x 4'11" (1.76m x 1.52m)

A spacious hallway with access to lounge, kitchen/diner, orangery room, utility room and shower room, exposed brick pillar wall, radiator, thermostat for central heating, stairs to first floor, luxury vinyl tiled flooring, master BT switch, two double power points and a further single power point, lighting.

#### Lounge:

15'5" x 12'8" (4.72m x 3.88m)

Large front aspect UPVC double glazed bay picture window with views to the adjacent woodland, fixed floor to ceiling window, luxury tiled vinyl flooring, contemporary multi-fuel burner, radiator, TV point, ample power points, lighting.

#### Kitchen/Diner:

19'8" x 9'8" (6.00m x 2.95m)

Dual aspect contemporary kitchen with a newly fitted range of base units, wall cupboards, worktop surfaces, sink unit, AEG induction hob, extractor hood, tiled splashbacks, integrated AEG oven, integrated dishwasher, luxury tiled vinyl flooring, UPVC double glazed French doors to patio, two UPVC double glazed windows, power and lighting.

#### Orangery Room:

12'0" x 8'11" (3.67m x 2.74m)

Large UPVC double glazed rear aspect window offering views to woodland, radiator, double glazed fixed windows and door to outside, wall mounted TV socket, power and lighting, luxury vinyl tiled flooring, recess ceiling lights, radiator, exposed brick walling, stunning Orangery type roof.

#### Utility Room:

7'8" x 5'6" (2.35m x 1.70m)

Worktop surfaces, ceramic sink unit, space and plumbing for washing machine, wall cupboards, radiator, luxury vinyl tiled flooring, extractor fan, wall mounted boiler.

#### Shower Room:

5'10" x 5'1" (1.79m x 1.55m)

A stunning shower room with exposed brick walling, shower cubicle with tiled walling, glass sliding door with electric shower, W.C., wash hand basin, heated towel rail, UPVC double glazed window, luxury vinyl tiled flooring, extractor fan.

#### First Floor Landing:

7'5" x 3'6" (2.27m x 1.07m)

UPVC double glazed window to the rear looking into the woodlands, power and lighting, doors to all bedrooms and bathroom.

#### Bedroom One:

13'8" x 10'11" (4.17m x 3.34m)

UPVC double glazed windows to side and rear aspect, woodland views, radiator, bedside double power points, lighting.

#### Bedroom Two:

11'7" x 10'11" (3.54m x 3.33m)

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

#### Bedroom Three:

9'7" x 8'1" (2.93m x 2.48m)

UPVC double glazed window to rear aspect, woodland views, luxury tiled vinyl flooring, TV aerial point, radiator, power and lighting.

### Bathroom:

8'1" x 7'9" (2.48m x 2.38m)

A well appointed suite comprising a double size step in shower cubicle with tiled walling, both microphone and rainfall shower heads, immediate controls for shower upon entrance, glass screens, bath with microphone shower, vanity wash hand basin unit incorporating the W.C. and cupboards, extractor fan, tiled walling, twin UPVC double glazed windows, access to the loft.

### Sun Room:

8'11" x 8'2" (2.73m x 2.49m)

Double Bi-folding triple doors, power and lighting, UPVC double glazed windows, insulated composite roof, door to garage and cloakroom.

### Cloakroom:

4'3" x 4'1" (1.31m x 1.26m)

W.C., massive ceramic sink with mixer tap, UPVC double glazed window, mirrored medicine cabinet.

### Garage:

20'6" x 11'11" (6.26m x 3.64m)

Power and lighting.

### Outside:

The exceptional plot is accessed via double gates leading to a large tarmac parking area for multiple vehicles, there is a patio area outside the sunroom with space for outdoor dining and entertaining. The rear garden is landscaped with lawns, stone walls, water feature, Indian sandstone, plenty of outside lighting and water. The patio area leads to the main house with railings and the front garden is laid to lawn with pedestrian access.



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A satellite map showing the location of Upper Lydbrook. A yellow pin marks the study area. The map includes labels for 'Upper Lydbrook' and 'Google'. At the bottom, it says 'bus, Landsat / Copernicus, Maxar Technologies'.

<p><b>Floor 0 Building 1</b></p>	<p><b>Floor 1 Building 1</b></p>	<p><b>Approximate total area<sup>(1)</sup></b></p> <p>1452.79 ft<sup>2</sup> 134.97 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>0.93 ft<sup>2</sup> 0.09 m<sup>2</sup></p>
<p><b>Floor 0 Building 2</b></p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 5 ft/1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>	

Please contact our Coleford Office  
on 01594 835751 if you wish to arrange a viewing appointment for  
this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		59	65
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**England & Wales**

EU Directive 2002/91/EC

