



Woodland Place

Yorkley, Lydney, GL15 4SA

Fixed Asking Price £299,999



Situated directly opposite the forest is this delightful detached bungalow offering a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious layout includes an inviting reception room with wood burner, modern fitted kitchen/diner, utility room and separate cloakroom.

The bungalow features a well-appointed bathroom, ensuring that all your needs are met in a practical yet stylish manner. The property is set in a tranquil location opposite the woods with many woodland walks and bicycle trails, allowing for a serene lifestyle while still being within easy reach of local amenities.

For those with vehicles, the property boasts parking for two vehicles, adding to the convenience of everyday living. This home is not just a place to live; it is a sanctuary where you can enjoy the beauty of the surrounding area.

Yorkley has a wide range of amenities to include a very good primary school, public house, post office/general store, Doctors surgery and Community centre, Yorkley Star Cricket pitch and team and Football team.



Entrance Hallway :

8'10" x 4'7" (2.71 x 1.41)

Double paneled radiators, BT point, doors to utility room, bathroom and bedrooms, archway to Kitchen, lighting, power, and smoke alarm.

Cloakroom :

5'4" x 3'9" (1.64 x 1.15)

Low level WC, wash hand basin, freestanding oil boiler, heated towel rail, frosted UPVC double glazed window to side aspect, extractor fan, lighting.

Utility :

9'10" x 5'4" (3.02 x 1.65)

A range of eye level and base units, space and plumbing for washing machine, space for tumble drier, space for fridge/freezer, laminate flooring, radiator, Velux double glazed window, power and lighting.

Kitchen / Diner :

10'1" x 14'1" (3.09 x 4.31)

A range of eye level and base units, Rangemaster cooker with a 6 ring hob, extractor over, space for fridge freezer, one and a half bowl sink with integrated drainer unit, integrated dishwasher, tiles splash backs, tiled floor, space for dining room

table, radiator, UPVC double glazed windows to side aspect, double glazed UPVC patio doors to rear garden. Loft hatch.

Living Room :

12'2" x 14'2" (3.73 x 4.32)

Feature wood burner, double paneled radiator, TV point, smoke alarm, double glazed UPVC window to rear aspect, power and lighting.

Bedroom 1 :

9'10" x 12'6" (3.02 x 3.83)

Double glazed UPVC window to front aspect, double paneled radiator, power and lighting, TV point.

Bedroom 2 :

9'10" x 12'10" (3.02 x 3.92)

Velux double glazed window, power and lighting, double paneled radiator.

Bedroom 3 :

8'11" x 9'4" (2.72 x 2.85)

Power and lighting, double glazed UPVC window to front aspect, double paneled radiator, storage cupboard.

Bathroom :

5'5" x 10'2" (1.66 x 3.12)

Floor to ceiling wall tiles, tiled floor, frosted double glazed UPVC window, bath with shower over, vanity wash hand basin, wall mounted mirror with light, low level WC, walk in shower cubicle with rainfall shower head, LED spotlights, heated towel rail, storage cupboard

Outside :

To the front you will find off road parking, enclosed by twin wooden gates. There is a flat patio area with gravel area, enclosed by walled boundary

and having a woodland outlook.

Side pedestrian gate give access to the rear garden which has a large patio area, steps down to a lawned area which is perfect for entertaining. There is a wooden storage shed toward the end of the garden. Beyond this there is a large laid to lawn area, flower borders and shrubs, enclosed by fencing. Outside water tap, lighting and power point.



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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



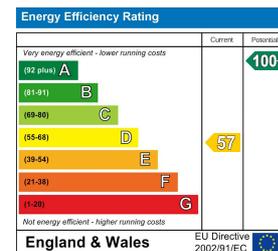
Floor Plan



Viewing

Please contact our 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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