



Highbrook Way

Lydney, GL15 4BY

£275,000



Dean Estate Agents are delighted to offer this beautifully presented three bedroom semi-detached home built in 2022. The property boasts a modern kitchen and a spacious lounge featuring an impressive media wall, creating a real focal point to the room.

Upstairs offers three well-proportioned bedrooms, while the current owners have thoughtfully designed the rear garden to provide an attractive and relaxing outdoor space, perfect for entertaining or unwinding.

Further benefits include off-road parking for two vehicles and an electric vehicle charging point. And six years NHBC warranty remaining.



The property is accessed via a partly glazed composite door into:

Entrance Hallway:

12'8 x 3'8 (3.86m x 1.12m)

Radiator, power points, feature wall panelling, storage cupboard, stairs to first floor landing and doors leading to kitchen, lounge and cloakroom.

W.C.

5 x 2'10 (1.52m x 0.86m)

Close-coupled WC, wash hand basin with tiled splashback, radiator and extractor fan.

Kitchen/Diner:

12'4 x 8'6 (3.76m x 2.59m)

Front aspect UPVC double glazed sash window, range of wall, base and drawer units, granite worktops, built-in oven, hob with extractor fan over, integrated dishwasher, space for fridge/freezer, one and a half bowl sink unit with mixer tap, radiator, power points and ceiling spotlights.

Lounge:

10'10 x 15'3 (3.30m x 4.65m)

Rear aspect UPVC double glazed patio doors leading out to the garden, radiator, power points and TV points. Feature media wall with panelled

backdrop and downlighting, along with useful under stairs storage.

First Floor Landing:

9 x 3'3 (2.74m x 0.99m)

Loft access (fully boarded), radiator, over stairs storage cupboard and doors leading to:

Bedroom One:

11'11 x 8'9 (3.63m x 2.67m)

Rear aspect UPVC double glazed window, radiator, power points, feature panelled wall, TV point and thermostat for upstairs.

Bedroom Two:

11'2 x 8'10 (3.40m x 2.69m)

Front aspect UPVC double glazed sash window, radiator and power points.

Bedroom Three:

7'4 x 6'7 (2.24m x 2.01m)

Front aspect UPVC double glazed sash window, radiator and power points

Bathroom:

6'1 x 6'9 (1.85m x 2.06m)

Rear aspect UPVC double glazed frosted window, L-shaped panelled bath with mixer taps and rainfall shower over, close-coupled WC, wash

hand basin, heated towel rail, ceiling spotlights and extractor fan.

Outside:

To the front, the property offers off-road parking for two vehicles along with an electric vehicle charging point and a pathway leading to the entrance.

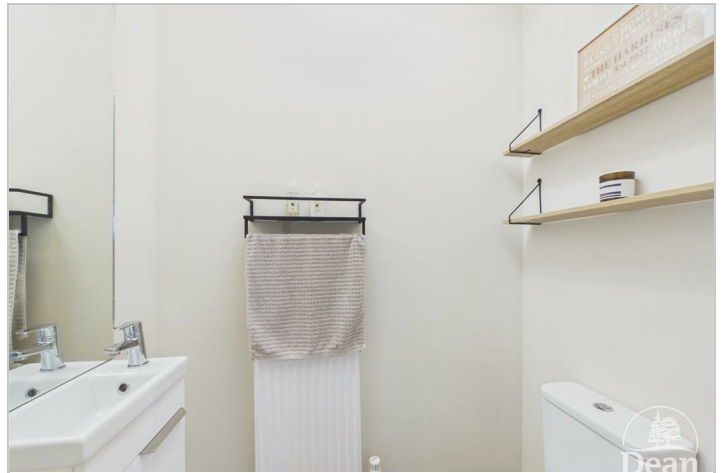
To the rear, the landscaped garden features a porcelain patio area, leading onto a pathway and laid to lawn section. To the rear, there is a non-slip decking perfect as an entertaining area,

all enclosed by fencing with attractive planted borders. With side access & gate to the front of the property.

Shed/Workshop

7'6 x 9'3 (2.29m x 2.82m)

Oak framed shed perfect for a workshop area or large garden shed.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

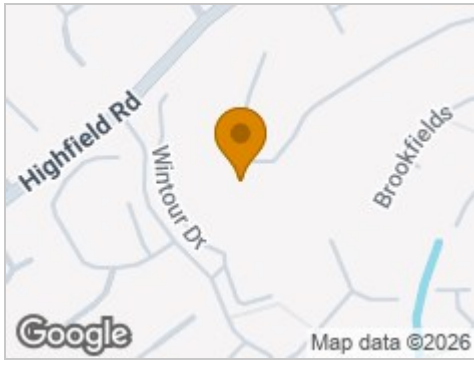
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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.

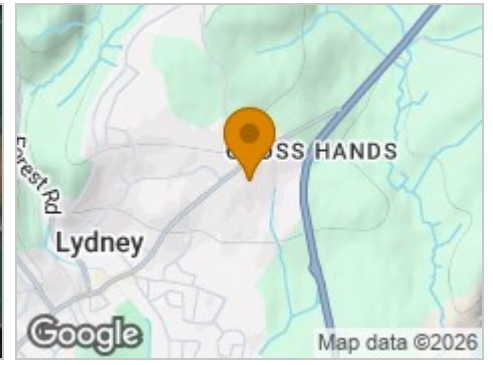
Road Map



Hybrid Map



Terrain Map



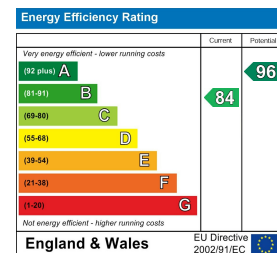
Floor Plan



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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