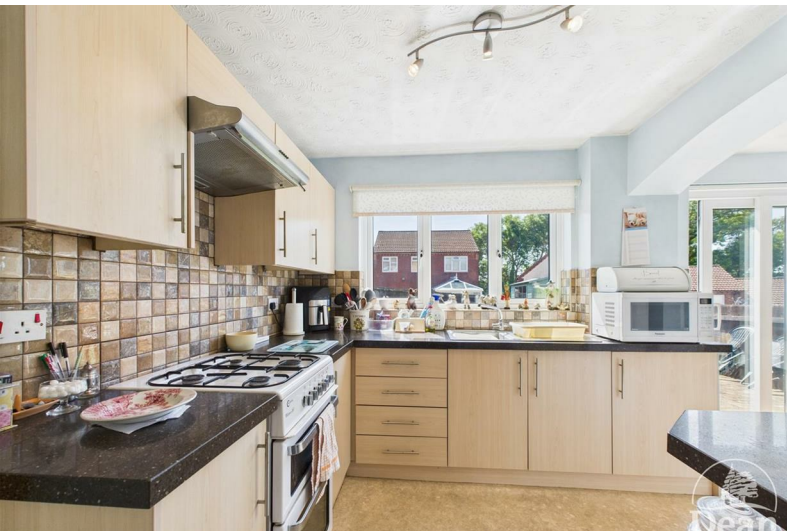




## 8 Nodens Way

Lydney, GL15 5NP

£317,500



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are pleased to present this three bedroom detached family home situated in a prime location and close to Lydney Town Centre.

This property offers a good size kitchen/diner, spacious living room, downstairs cloakroom, integrated garage, three sizeable bedrooms, one with an en-suite, and a family bathroom. Outside, the property boasts a wonderful landscaped rear garden, and off road parking for two vehicles to the front.

Nodens Way is situated just outside the town of Lydney where you will find a variety of local amenities such as supermarkets, doctors surgeries, dentists, pharmacies, cafes, independent businesses, free houses and great bus links.



#### Entrance Hallway:

6'1" x 13'11" (1.86 x 4.26)

A spacious entrance hallway with doors leading to: Lounge, Kitchen & Cloakroom.

#### Lounge:

10'10" x 16'2" (3.32 x 4.93)

A sizeable room with bay window to front aspect, fireplace & surround, wall lighting, two radiators, power points.

#### Cloakroom:

2'9" x 5'8" (0.84 x 1.73)

W.C, wash hand basin, radiator, window to front aspect.

#### Kitchen/Diner:

16'9" x 5'8" (5.13 x 1.75)

A range of wall, base & drawer units, stainless steel sink & drainer, space for free standing cooker & fridge/freezer, under-stairs storage cupboard, window to rear aspect, patio sliding doors leading out to the rear garden, radiator, power points.

#### Dining Room:

8'8" x 10'3" (2.66 x 3.13)

Bright & airy room, radiator, power points. Sliding doors leading into the sun room.

#### Sun Room:

6'4" x 7'2" (1.94 x 2.20)

A wonderful room to relax in with a lovely outlook into the rear garden.

#### Utility Area:

7'8" x 4'0" (2.36 x 1.24)

Under counter space & plumbing for appliances such as washing machine, tumble dryer, dishwasher, stainless steel sink & drainer, boiler, window to side aspect.

#### Stairs to first floor landing:

6'4" x 10'8" (1.94 x 3.26)

#### Bedroom One:

10'7" x 10'7" (3.25 x 3.25)

Window to rear aspect, fitted wardrobes, radiator, power points. Door to: En-suite

#### En-suite:

8'5" x 3'9" (2.58 x 1.16)

Shower cubicle, vanity wash hand basin, W.C, vertical wall mounted radiator, extractor fan, window to side aspect.

#### Bedroom Two:

9'8" x 9'3" (2.96 x 2.84)

Window to front aspect, radiator, power points

**Bedroom Three:**

7'6" x 7'10" (2.29 x 2.40)

Window to front aspect, radiator, power points.

**Bathroom:**

6'7" x 5'6" (2.01 x 1.70)

Panelled bath with mixer tap, wash hand basin, W.C, radiator, extractor fan, window to rear aspect.

**Garage:**

7'10" x 17'1" (2.40 x 5.23)

Power & lighting.

**Outside:**

To the rear aspect - A large garden mostly laid to lawn & patio seating area, storage shed, side access from both sides of the property.

To the front - a paved driveway offering parking for two vehicles, access to garage via up & over door.



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If there are any changes to the fixtures, fittings and relevant aspects of the property since the commencement of marketing, we have asked the vendor to notify us immediately. Please also confirm to your satisfaction the services connected to the property and any planning consents.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

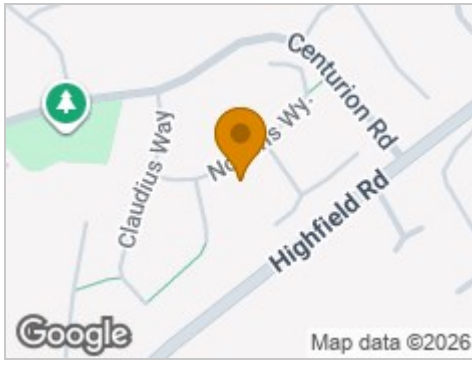
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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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

## Road Map



## Hybrid Map



## Terrain Map



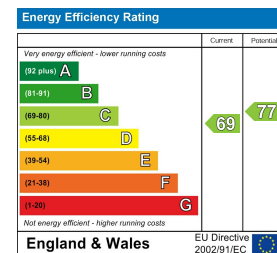
## Floor Plan



## 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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