



Old Dairy Way, Lydney, GL15 6NN

£325,000

3 2 1



£325,000

The Padworth Old Dairy Way

Lydney, GL15 6NN

- Three Bedroom Home
- Separate Sitting Room
- Family Bathroom
- Off-Road Parking
- Open Plan Kitchen / Dining
- Downstairs W/C
- En-suite to Bedroom 1
- Energy Efficient Materials Throughout

Dean Estate Agents are delighted to present PHASE TWO at the popular Old Dairy Way development in Woolaston which is available now! Following the success of the initial release, this exciting next phase offers a further selection of beautifully designed new homes from Bell Homes in this sought-after village location.

The Padworth three bedroom home offers a spacious open plan kitchen/dining room with patio doors leading to the garden. The master bedroom has its own en-suite making this home ideal for families and young couples who work from home to have space for a home office.



House Specification:

Kitchen:

Appliances:

Bedrooms:

Bathrooms:

Heating & Energy Efficiency:

Electrical:

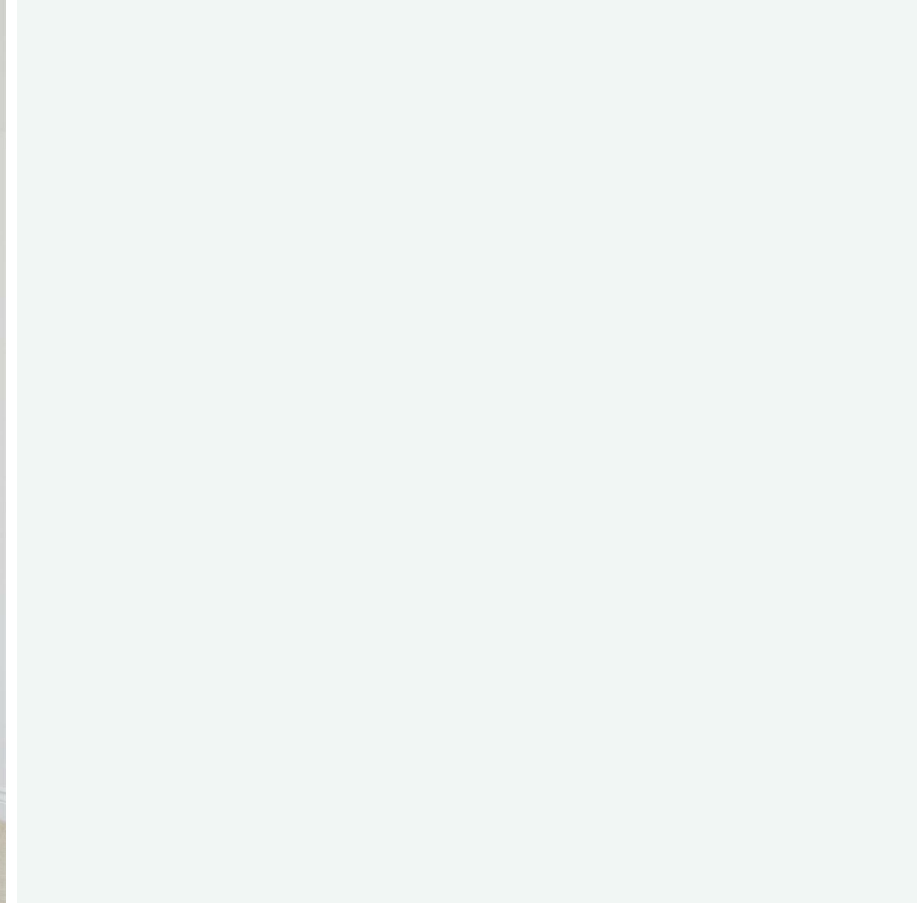
Internal Finishes:

External Finishes:

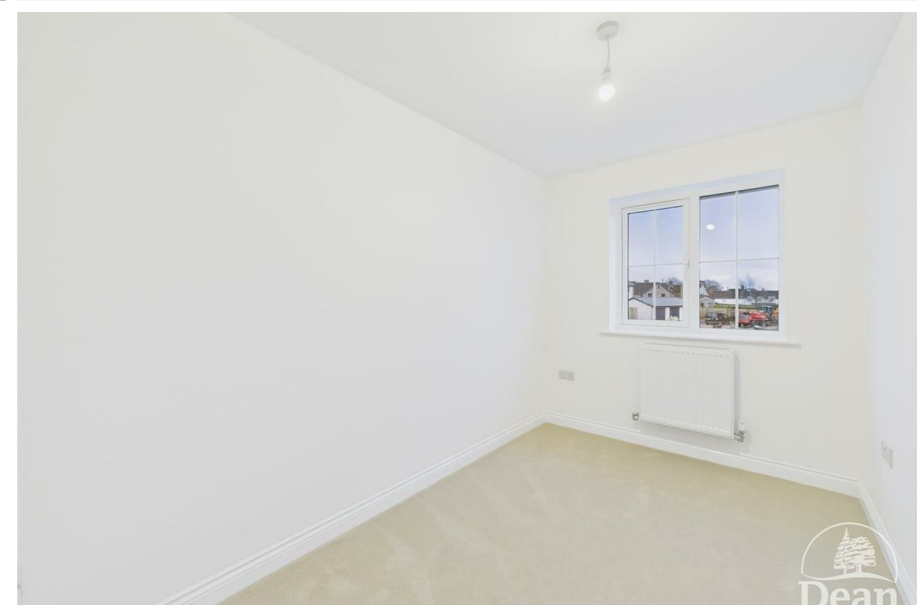
Please Note:

Agents Note:


GDPR:



Directions





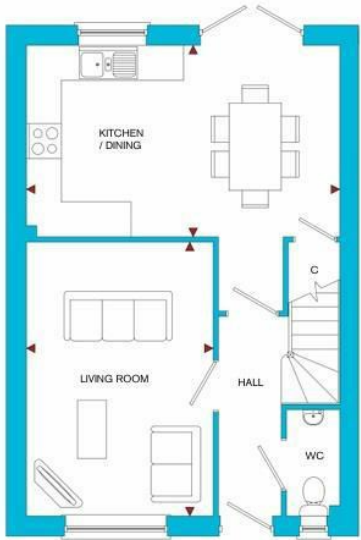


THE PADWORTH

FLOOR PLAN

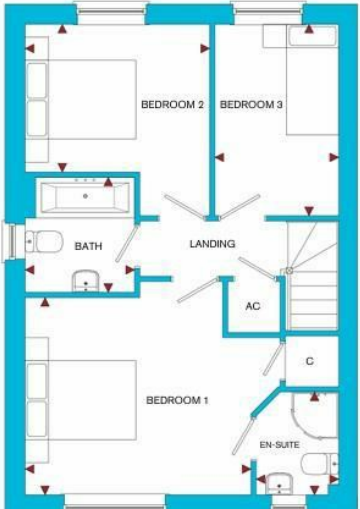
ROOM	IMPERIAL / "	METRIC / mm
Living Room	10' 7" x 15' 5"	3210 x 4700mm
Kitchen / Dining	17' 8" x 10' 10"	5385 x 3287mm

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	12' 9" x 11' 1"	3880 x 3387mm
Bedroom 2	10' 5" x 8' 4"	3168 x 2537mm
Bedroom 3	7' 0" x 10' 10"	2129 x 3287mm
Bathroom	6' 2" x 6' 6"	1880 x 1975mm
En-Suite	4' 8" x 5' 10"	1418 x 1768mm



GROUND FLOOR

TOTAL FLOOR AREA
936ft² / 87m²




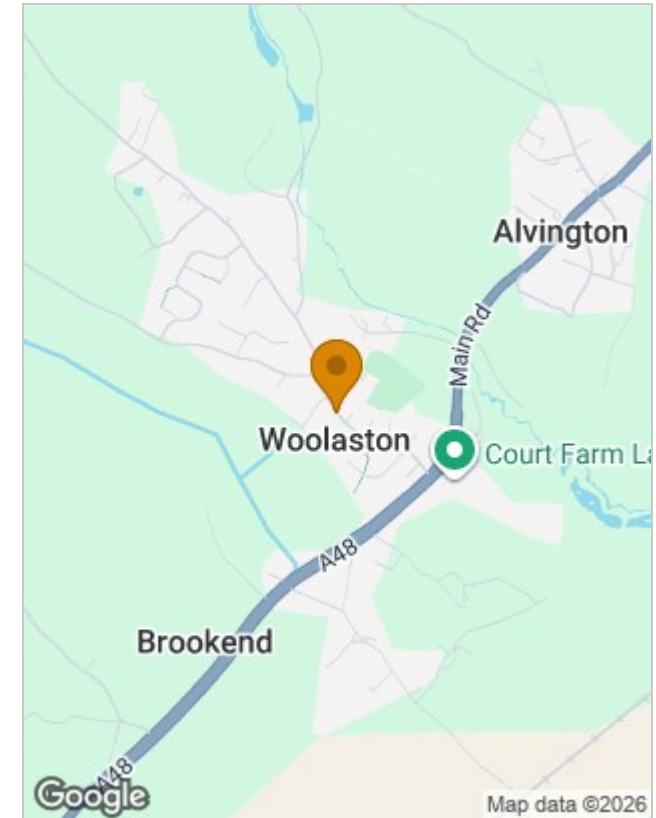
FIRST FLOOR

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APPROVED CODE
TRADING STANDARDS UK

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Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

