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Lansdown Walk

Bream, Lydney, GL15 6NE

£435,000

4 3 3 F





A charming and versatile four bedroom semi-detached cottage, offering spacious accommodation and excellent flexibility for modern family living, including potential for multi-generational use.

Beautifully presented throughout, the property features a stunning modern fitted kitchen / breakfast room, generous lounge and dining area, and the added benefit of a separate bedroom suite accessed via the dining room, ideal as an annexe or guest accommodation.

The home further benefits from two en-suite bedrooms, a ground floor shower / utility room, and well-maintained gardens to the front and side with off road parking for several vehicles.







The property is accessed via a partially glazed UPVC door into:

Entrance Hallway:
7'9 x 5 (2.36m x 1.52m)
Front aspect UPVC double glazed window and tiled flooring, continuing through to the kitchen area.

Inner Hallway:
6'2 x 10'9 (1.88m x 3.28m)
Stairs to first floor landing, power points, radiator, storage cupboard and doors to:

Lounge:
14'11 x 17'7 (4.55m x 5.36m)
Front aspect UPVC double glazed bay window, feature wood burner, two radiators, power points and additional storage space.

Shower Room / Utility:
11'11 x 5'6 (3.63m x 1.68m)
Side aspect UPVC double glazed frosted window, fully tiled walk-in shower with rainfall shower, wash hand basin with mixer tap set within vanity unit, WC, radiator and tiled flooring. Space and plumbing for washing machine and tumble dryer, Worcester boiler and inset ceiling spotlights.

From the entrance hallway an opening gives access into:

Kitchen / Breakfast Room:
10'7 x 12'1 (3.23m x 3.68m)
A modern open plan space fitted with a range of base and wall units, breakfast island with power points, sink with mixer tap, integrated fridge/freezer, dishwasher, oven, hob with extractor over and tiled splash backs. Tiled flooring, modern radiator, power points and double doors leading to:

Conservatory:
9 x 8'1 (2.74m x 2.46m)
Rear aspect UPVC double glazed windows and patio doors providing access to the garden, with polycarbonate roof.

Dining Room:
15'5 x 15 (4.70m x 4.57m)
Dual aspect room with side and front aspect UPVC double glazed windows and side patio door to the garden. Feature electric fireplace, radiator, power points, inset ceiling spotlights and characterful beam ceilings. Stairs leading to Bedroom Four:

First Floor Landing:
7'4 x 2'10 (2.24m x 0.86m)
Loft access and doors to:

Bedroom One:
12'1 x 17'5 (3.68m x 5.31m)
Front aspect UPVC double glazed window, radiator, power points and ceiling spotlights. Door to:

En-Suite:
8'10 x 6'7 (2.69m x 2.01m)
Front aspect UPVC double glazed frosted window, fully tiled suite comprising bath, separate walk-in shower with rainfall shower, wash hand basin set within vanity unit, WC, heated towel rail, built-in storage cupboard, ceiling spotlights and extractor fan.

Bedroom Two:
18'6 x 7'11 (5.64m x 2.41m)
Side aspect UPVC double glazed window, Velux window, radiator, power points and over-stairs storage/wardrobe space.

Bedroom Three:
10'9 x 10'2 (3.28m x 3.10m)
Front aspect UPVC double glazed window, radiator and power points.

From the dining room stairs lead to:

Bedroom Four:

15'4 x 10'3 (4.67m x 3.12m)

Front aspect UPVC double glazed windows, radiator, power points and decorative fireplace. Door to:

En-Suite

Rear aspect Velux window, bath with shower attachment, wash hand basin, WC, radiator, ceiling spotlights and extractor fan.

Outside:

The property is approached via double gates leading to a spacious driveway providing ample off-road parking.

The front garden features a large patio area, lawn with established borders and a pathway leading to the side garden.

The side garden offers a private and enclosed space with patio seating area, lawn and further planting areas, with potential for vegetable plots. To the side of the garden is a sizeable shed and woodstore. There is also an LPG gas tank and gated access leading towards the high street.



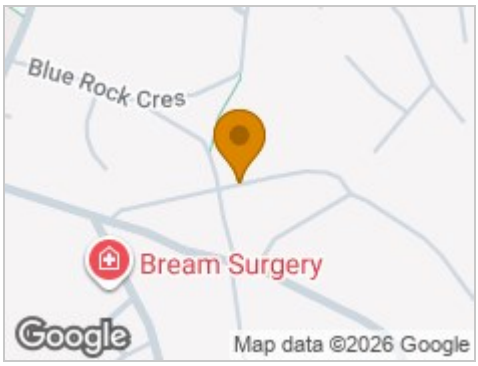






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Road Map



Hybrid Map



Terrain Map



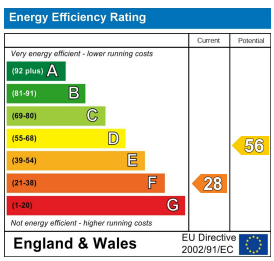
Floor Plan



Viewing

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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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