



## Oak Lane

Pillowell, Lydney, GL15 4QA

£460,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* This deceptive three bedroom dormer bungalow is surrounded by woodland and offers 3 double bedrooms, two large reception rooms and a newly renovated kitchen. The property benefits from both expansive front and rear well maintained gardens and plenty of off road parking leading to the garage and workshop.

Situated in the sought-after village of Pillowell, surrounded by woodland and countryside, and well known for its popular primary school and an excellent variety of walks. The nearby village of Yorkley offers further amenities including a doctor's surgery, community hall, convenience store, post office, primary school and a public house. Lydney is only a short drive away and provides a wider range of facilities to include supermarkets, a secondary school, independent shops and cafés, a library and a selection of takeaways.



Approached via UPVC part double glazed stable door

**Kitchen:**  
11'8 x 7'8 (3.56m x 2.34m)

Range of base and eye level units, Belfast sink with drainer and mixer tap, integrated oven and induction hob, integrated half size dishwasher and space for fridge freezer. UPVC double glazed window to side aspect and a double panelled radiator.

**Utility Room:**  
6'10 x 7'10 (2.08m x 2.39m)

Plumbing for washing machine, space for tumbler dryer, power and lighting, wall mounted boiler and UPVC double glazed window to rear aspect.

**Living Room / Dining Room:**  
11'4 x 21'11 (3.45m x 6.68m)

Spacious dining area with UPVC double glazed window to front aspect and double panelled radiator, leading through to living area with log burner in a stone feature fire place, WIFI and TV point, double panelled radiator and door to conservatory.

**Conservatory:**  
7'3 x 13'4 (2.21m x 4.06m)

Power and lighting, double panelled radiator, UPVC double glazed windows surround and UPVC door to front garden.

**Rear Entrance Hall:**  
10'1 x 5'11 (3.07m x 1.80m)

Leading through from the rear garden to oak stairs to first floor, double panelled radiator and large UPVC double glazed window to rear aspect.

**Downstairs Shower Room:**  
7'6 x 6'6 (2.29m x 1.98m)

Large walk in shower, W/C and free standing wash hand basin, double panelled radiator and UPVC frosted double glazed window to rear aspect.

**Bedroom Two:**  
10'0 x 11'2 (3.05m x 3.40m)

Situated on the ground floor this large double bedroom benefits from a large UPVC double glazed window to the rear aspect and garden views.

**First Floor Landing:**  
2'8 x 2'5 (0.81m x 0.74m)

Large UPVC double glazed window to rear aspect.

**Bedroom One:**  
11'5 x 12 (3.48m x 3.66m)

Master bedroom, UPVC double glazed window to front aspect, double panelled radiator and shelved storage in alcoves, door to dressing room.

**Dressing Room:**  
7'5 x 11'6 (2.26m x 3.51m)

Leading through from the master bedroom is this spacious walk in wardrobe with power and lighting, double panelled radiator and UPVC double glazed window to rear garden.

**Bedroom Three:**  
11'3 x 8'8 (3.43m x 2.64m)

Double bedroom, built in alcove shelving, double panelled radiator, double glazed UPVC window to front aspect.

**Family Bathroom:**

7'6 x 10'0 (2.29m x 3.05m)

New bathroom 2025. Bath with shower over, double panelled radiator, W/C, wash hand basin built-in to eaves storage and heated towel rail.

**Garage:**

14'5 x 16'7 (4.39m x 5.05m)

Electric garage door leading from driveway in to spacious garage with power and lighting with over head boarded storage with doorway to rear workshop space.

**Workshop:**

14'2 x 7'10 (4.32m x 2.39m)

Fitted with shelving and storage, power and lighting.

**Potting Room:**

8'1 x 10'4 (2.46m x 3.15m)

Power and lighting, side door to rear garden.

**Rear Garden:**

South facing and private rear garden, mainly laid to lawn surrounded by flower borders and paved sections. Patio area with summer house fitted with power and lighting.

**Front Garden:**

Well maintained laid to lawn garden with double gates leading to drive, additional gated and fenced path from front access to conservatory front door. Off road parking for many cars and side access either side of garage to rear garden.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

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

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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.

## Road Map



## Hybrid Map



## Terrain Map



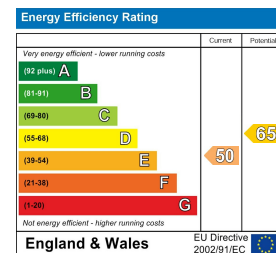
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.