



## Cooke Way

Lydney, GL15 5TW

Offers Over £295,000

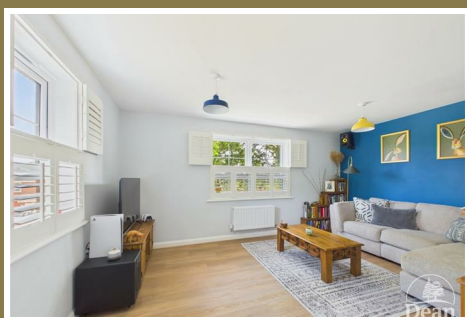


A beautifully presented three bedroom end terrace home, occupying a rarely available position with attractive open views over green space to the front and a stunning non-overlooked garden. Offering bright and spacious accommodation throughout.

Downstairs, the property benefits from a welcoming entrance hallway with useful storage, a spacious dual aspect lounge filled with natural light and a modern kitchen/diner with direct access onto the rear garden, creating an ideal space for both family living and entertaining.

Upstairs, there are three well proportioned bedrooms, with the principal bedroom benefitting from en suite facilities. A modern family bathroom completes the first floor accommodation.

Outside, the property's position is a true standout feature, enjoying a private open aspect to the front overlooking green space and a beautifully landscaped rear garden that is not overlooked. The garden has been thoughtfully designed with lawned areas, established planting, a rockery pathway, pond and multiple seating areas, creating a wonderful outdoor setting.



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

#### Entrance Hallway:

9'1 x 3'11 (2.77m x 1.19m )

Large storage cupboard with hanging and shelving options together with plumbing, making it ideal as a utility/drying area. Radiator, power points, stairs to first floor landing and doors leading to all ground floor rooms.

#### Downstairs WC:

5'3 x 3 (1.60m x 0.91m)

Close coupled WC, wash hand basin with tiled splash back, radiator and extractor fan.

#### Lounge:

15'6 x 10'6 (4.72m x 3.20m)

Dual aspect room comprising front and side aspect UPVC double glazed windows, both benefitting from fitted plantation shutter blinds. Entertainment station with several sockets and various connectors, Radiator and power points.

#### Kitchen / Diner:

15'4 x 8'10 (4.67m x 2.69m)

Dual aspect room comprising of front and side aspect UPVC double glazed windows, with the front aspect window benefitting from fitted plantation shutter blinds. Side aspect UPVC double glazed doors provide access onto the rear garden.

Fitted with a range of wall, drawer and base mounted units, stainless steel sink and drainer with mixer tap over,

four ring gas hob with extractor fan above, integrated oven, space and plumbing for washing machine and dishwasher, space for fridge/freezer, cupboard housing the Ideal combination boiler, radiator and power points and under cabinet lighting.

#### First Floor Landing:

6'2 x 6'8 (1.88m x 2.03m)

Loft access, airing cupboard with shelving and doors leading to all bedrooms.

#### Bedroom One:

10'6 x 10'9 (3.20m x 3.28m)

Side aspect UPVC double glazed window with fitted plantation shutter blinds, radiator, power points and door leading into:

#### En Suite:

4'7 x 7'6 (1.40m x 2.29m)

Front aspect UPVC double glazed frosted window, double walk-in shower with mains shower and tiled surround, heated towel rail, close coupled WC, vanity wash hand basin with mixer tap over and tiled splash back, extractor fan and shaver point.

#### Bedroom Two:

8'8 x 8'8 (2.64m x 2.64m)

Front aspect UPVC double glazed window with fitted plantation shutter blinds, radiator, power points and useful alcove space, ideal for a desk or study area.

### Bedroom Three:

6'4 x 8'9 (1.93m x 2.67m)

Side aspect UPVC double glazed window with fitted plantation shutter blinds, radiator and power points.

### Bathroom:

5'6 x 6'10 (1.68m x 2.08m)

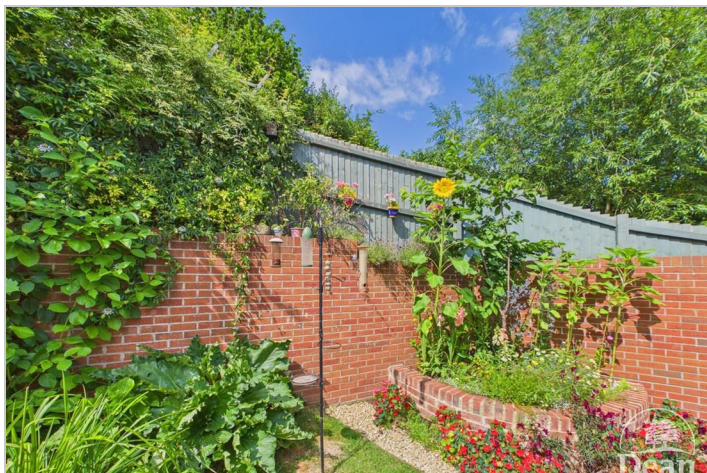
Front aspect UPVC double glazed frosted window, modern paneled bath with mixer taps over, vanity wash hand basin with mixer tap over and tiled splash back, close coupled WC, radiator, partially tiled walls surrounding the bath, extractor fan and contemporary finish throughout.

### Outside:

To the front of the property a pathway with steps leads to

the entrance door. The property enjoys a lovely open aspect overlooking green space, creating a private and attractive setting.

To the rear is a beautifully landscaped and non-overlooked garden comprising a patio seating area, lawned sections, rockery pathway, established flower beds, planting area, ornamental pond, garden shed and bin shed. The garden further benefits from a secure parcel delivery box, outdoor power points, outdoor security floodlight, outdoor mains lighting and an electric vehicle charging point. Enclosed by walling and fencing, the garden enjoys an excellent degree of privacy, creating a wonderful space for outdoor entertaining and relaxation.



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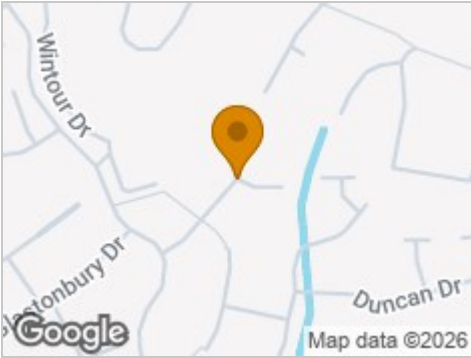
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Road Map



Hybrid Map



Terrain Map



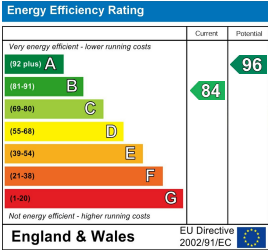
Floor Plan



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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