



Brookfields

Lydney, GL15 4BX

£325,000

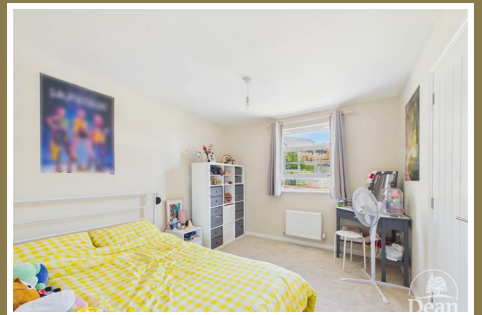


A well presented three bedroom detached property offering spacious and versatile accommodation throughout.

Downstairs, the property benefits from a bright and airy dual aspect lounge, a spacious kitchen / dining room with direct access onto the rear garden, separate utility room and convenient downstairs WC, creating excellent living and entertaining space.

Upstairs, there are three well proportioned bedrooms with the master bedroom benefitting from en suite facilities, together with a modern family bathroom serving the remaining bedrooms.

Outside, the property enjoys a generous enclosed rear garden with patio and lawned areas, along with a large front garden, together with a garage and off-road parking for several vehicles. The property also offers excellent potential to extend to the front, subject to obtaining the relevant planning permissions.



Entrance Hallway:

6'2 x 6'6 (1.88m x 1.98m)

Stairs leading to first floor landing, radiator, power points and doors leading to all ground floor rooms.

Downstairs WC:

4'9 x 3'3 (1.45m x 0.99m)

Close coupled WC, wash hand basin with tap over, radiator and extractor fan.

Lounge:

17'9 x 10'7 (5.41m x 3.23m)

A spacious dual aspect room comprising of front and side aspect UPVC double glazed sash windows, radiators, television point and several power points.

Kitchen / Dining Room:

17'9 x 9'5 (5.41m x 2.87m)

Kitchen Area:

Fitted with a range of wall, drawer and base mounted units, two built-in ovens, four ring gas hob with extractor fan over, one and a half bowl stainless steel sink with mixer tap over, side aspect UPVC double glazed window, inset ceiling spotlights and extractor fan.

Dining Area:

Front aspect UPVC double glazed sash window, side aspect UPVC double glazed patio door providing access onto the rear garden, radiator and power points.

Utility Room:

6 x 6'5 (1.83m x 1.96m)

Rear aspect partially glazed composite door providing access to the driveway, space and plumbing for washing machine and dryer, base and drawer units, sink with tap over, cupboard housing Ideal combination boiler, radiator and power points.

First Floor Landing:

3'8 x 12 (1.12m x 3.66m)

Rear aspect UPVC double glazed window and doors leading to all bedrooms and bathroom.

Bedroom One:

10'1 x 14'5 (3.07m x 4.39m)

Dual aspect room comprising front and side aspect UPVC double glazed sash windows, radiator, several power points and door leading into:

En Suite:

5'9 x (1.75m x)

Front aspect UPVC double glazed frosted sash window, walk-in shower with rainfall shower and additional attachment, close coupled WC, wash hand basin with tap over, heated towel rail, partially tiled walls, inset ceiling spotlights, extractor fan and shaver point.

Bedroom Two:

10'10 x 9'7 (3.30m x 2.92m)

Front aspect UPVC double glazed sash window, built-in wardrobe with hanging and shelving options, radiator and power points.

Bedroom Three:

7'5 x 8'11 (2.26m x 2.72m)

Side aspect UPVC double glazed sash window, radiator and power points.

Bathroom:

6'7 x 5'10 (2.01m x 1.78m)

Side aspect UPVC double glazed frosted window, paneled bath with taps over and shower attachment, close coupled WC, wash hand basin with tap over, heated towel rail, partially tiled walls, inset ceiling spotlights and extractor fan.

Outside:

To the front of the property there is a large laid to

lawn area with pathway leading to the front entrance.

To the rear is a good sized enclosed garden comprising patio seating area leading onto a generous lawn, all enclosed by retaining walls with gated access leading to the driveway.

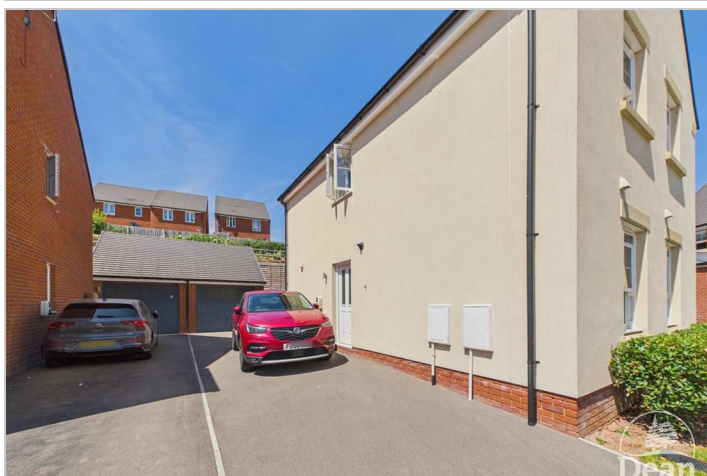
Garage:

20'6 x 10'7 (6.25m x 3.23m)

Accessed via a manual up and over door and benefiting from power, lighting, roof storage space and side access door leading into the rear garden.

Driveway:

Off-road parking for several vehicles.



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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.

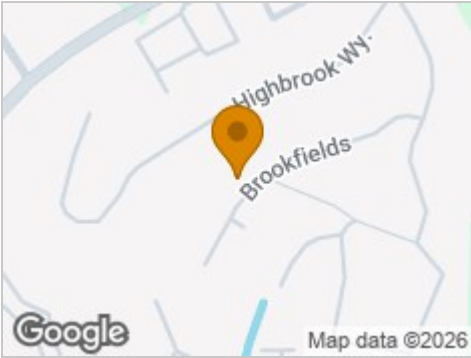
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Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

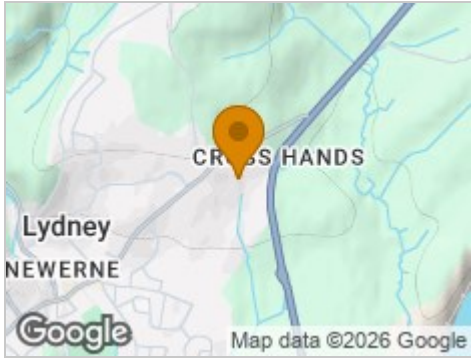
Road Map



Hybrid Map



Terrain Map



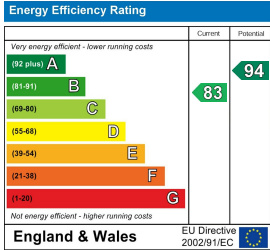
Floor Plan



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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