



Woodland Edge Beech Way
Bream, Lydney GL15 6NB

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

Woodland Edge Beech Way

Bream, Lydney GL15 6NB

£570,000

This executive three-bedroom detached bungalow is a truly unique find. Built in 2023, the property features a light, modern interior finished to a high standard. Being individually constructed, it offers generous space throughout, including a spacious kitchen/dining/living area that serves as the perfect hub for family living. Additional reception rooms provide a bright and airy atmosphere, while the three well-sized bedrooms include a master bedroom with an en-suite bathroom. Situated on a generous plot, the bungalow benefits from ample parking and beautifully maintained, enclosed gardens. There is also potential for further development in the loft space, subject to relevant planning and building regulations.

The village of Bream has a number of amenities including Shops, Post Office, Library, Chemist, Doctors Surgery, Primary School, Public House, Coffee Shop, Garage, Dog Groomers, Beauty Salon and Church.

The nearby market town of Coleford approximately 3½ miles away provide further facilities including secondary education, supermarkets, service stations and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities.



Property is accessed via partly glazed composite door into:

ENTRANCE HALLWAY

Two front aspect double glazed upvc frosted windows, radiator, power points, opening into the main hallway.

MAIN HALLWAY

Long hallway. Doors that give access into each room. Radiator, power points, inset ceiling spotlights.

LOFT

36'2 x 17'3 (11.02m x 5.26m)

A spacious area with attic trusses providing significant potential for conversion into two/three further bedrooms with en-suites, subject to the necessary planning regulations. Currently boarded and equipped with lighting.



LOUNGE

20'04 x 17'10 (6.20m x 5.44m)

Radiator, power points, feature electric fireplace, wall lighting, corner front and side aspect double glazed upvc windows,

UTILITY ROOM

5'04 x 6'08 (1.63m x 2.03m)

Space for washing machine, counter top with stainless steel sink and drainer unit with mixer tap over, Glow-worm boiler, fuse box, inset ceiling spotlights, extractor fan, radiator, power points. Side aspect partly glazed upvc frosted door which gives access out to the side garden,

BEDROOM ONE

11'05 x 12'10 (3.48m x 3.91m)

Power points, radiator, TV point, rear aspect double glazed upvc window with glorious far reaching countryside views and onto the garden. Door giving access into:





EN-SUITE

11'05 x 4'07 (3.48m x 1.40m)

Large vanity wash hand basin unit which includes two sinks and taps over, close coupled WC, walk in shower with a shower attachment and rainfall shower above with tiled surround, inset ceiling spotlights, extractor fan, heated towel rail.

BEDROOM TWO

13'10 x 10'03 (4.22m x 3.12m)

Radiator, power points, front aspect double glazed upvc window.

BEDROOM THREE

9'04 x 11'04 (2.84m x 3.45m)

Front aspect double glazed upvc window, radiator, power points.

BATHROOM

11'05 x 6'01 (3.48m x 1.85m)

Panelled bath with taps over and shower attachment above including a rainfall shower, bidet, close coupled WC, vanity wash hand basin unit with mixer tap over, heated towel rail, inset ceiling spotlights, extractor fan.

From the hallway, steps giving access down to:

KITCHEN/ DINER

KITCHEN

21'03 x 11'11 (6.48m x 3.63m)

A range of wall, drawer and base mounted units, induction hob, extractor fan, rear aspect double glazed upvc window, Velux window, two one and half bowl single drainer unit with mixer tap over, built in dish washer, built in oven and microwave, space for fridge/freezer, island/breakfast with a lovely marble worktop, inset ceiling spotlights, radiator. Opening into:

DINING ROOM

16'02 x 17'05 (4.93m x 5.31m)

Radiator, power points, inset ceiling spotlights, side and rear aspect double glazed upvc window, floor to ceiling side aspect double glazed upvc window, side aspect sliding doors which gives access out to a composite decked balcony with glass balustrade surround enjoying a lovely view over surrounding fields and countryside and steps leading down to the rear garden.

OUTSIDE

The wooden gates provide entry to your parking area, which comfortably accommodates four vehicles. Adjacent to the parking, there is a inviting seating area adorned with a variety of flowers and shrubs. Additionally, access to both sides of the property leads to the side & rear garden.

REAR GARDEN

The rear garden features a sunken private seating area, beautifully maintained flower borders, and a shed equipped with power and lighting. Additionally, there is a separate storage shed with a durable polycarbonate roof. The entire garden is securely enclosed by fencing.

SERVICES

Mains gas, mains electric, mains water, mains drainage.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

To be advised.

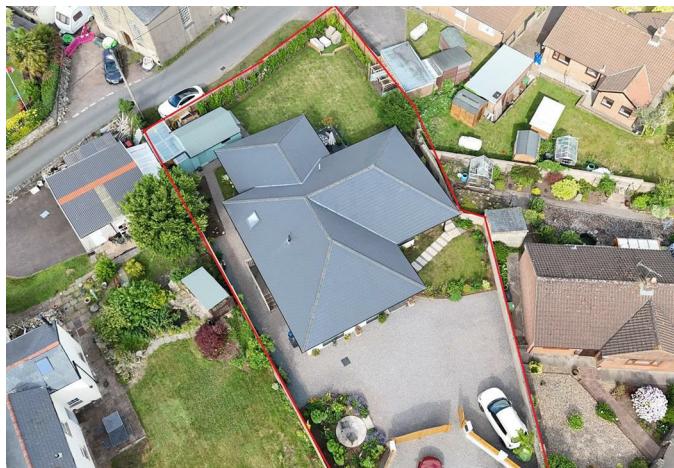
LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.





VIEWINGS

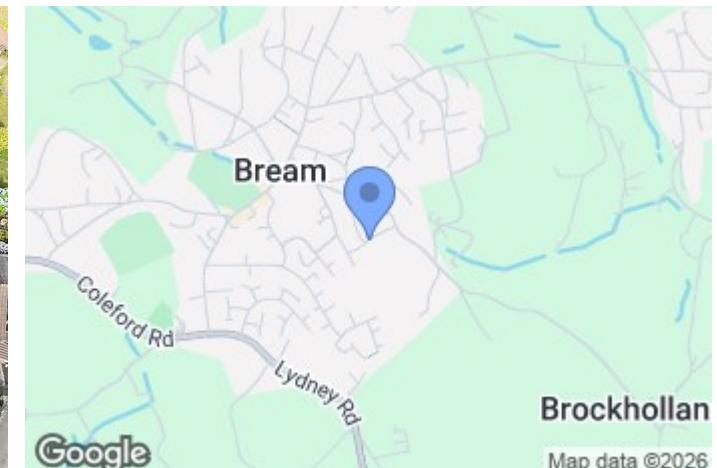
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Coleford office take a right at the traffic lights signposted to Lydney and Chepstow. Proceed to the next set of traffic lights following this road for approximately $\frac{3}{4}$ of a mile, taking the turning left signposted to Sling, onto Oakwood road. Proceed through sling following the road for approx 1 mile. At the junction continue straight over onto Brockhollands Road, bearing right onto Beech Way where the property can be found on the left hand side via our for sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



Woodland Edge, Beech Way Bream, Lydney, Gloucestershire
 Approximate Gross Internal Area
 165 Sq M/1776 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 84 | 90 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |





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