



Goldfinch Way

Lydney, GL15 5GB

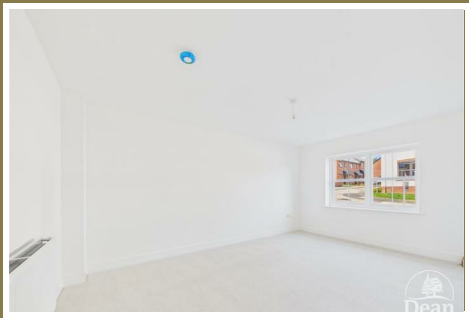
£499,995



A large and impressive five bedroom detached family home built by premium house builders Charles Church and forming part of their sought-after Broadhaven Collection. The property offers spacious and versatile accommodation throughout, with a superb open-plan kitchen/dining space featuring bi-folding doors opening directly onto the rear garden.

Internally, the property benefits from a generous lounge, stunning kitchen/diner, separate utility room and downstairs WC. Upstairs are five well-proportioned bedrooms with two bedrooms benefiting from en-suites. The principal bedroom provides a true highlight, featuring a large walk-in wardrobe and luxurious en-suite.

Outside, the property benefits from a large double garage, off-road parking for several vehicles and a private, non-overlooked rear garden enjoying a lovely outlook towards woodland. A superb modern family home offering generous accommodation and an excellent combination of indoor and outdoor living space.



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

Entrance Hallway:

6'5 x 19'9 (1.96m x 6.02m)

A bright and welcoming entrance with front aspect UPVC double glazed frosted window, LVT flooring running throughout, radiator, stairs giving access to the first floor landing, large under-stairs storage cupboard and doors leading to the principal ground floor rooms.

Lounge:

11 x 16'9 (3.35m x 5.11m)

Front aspect UPVC double glazed window, radiator, several power points and television point.

Downstairs WC:

4'9 x 5'10 (1.45m x 1.78m)

Close coupled WC, wash hand basin with mixer tap over, partially tiled walls, radiator, inset spotlights and extractor fan.

Kitchen / Diner:

34'6 x 9'6 (10.52m x 2.90m)

Kitchen:

A stunning modern kitchen fitted with a comprehensive range of wall, drawer and base-mounted units, built-in oven, five-ring gas hob with extractor fan over, built-in fridge/freezer, integrated dishwasher and porcelain worktops to both the main kitchen and central island. The island incorporates a one and a half bowl sink and drainer with mixer tap over. Further benefits include inset spotlights, several power points, radiator and rear aspect bi-folding doors providing direct access onto the rear garden.

Dining Room:

A generous dining space with two rear aspect UPVC double glazed windows, two radiators and several power points. Door providing access into:

Utility Room:

5'10 x 5'10 (1.78m x 1.78m)

Fitted with a range of wall, drawer and base-mounted units, porcelain worktops, integrated washing machine, cupboard housing the Ideal combination boiler, radiator, inset spotlights, extractor fan and partially glazed UPVC door providing access to the side of the property.

First Floor Landing:

6'7 x 19'8 (2.01m x 5.99m)

A particularly spacious and bright landing with two radiators, several power points, large storage cupboard, further cupboard housing the hot water cylinder with additional storage potential, front aspect UPVC double glazed window and loft access.

Bedroom One:

16'3 x 10'1 (4.95m x 3.07m)

A substantial principal bedroom featuring two front aspect UPVC double glazed windows, radiator, several power points and a large walk-in wardrobe with hanging and shelving options, together with inset spotlights. Door gives access into:

En-Suite:

7'4 x 5'6 (2.24m x 1.68m)

Side aspect UPVC double glazed frosted window, close coupled WC, wash hand basin with mixer tap over, partially tiled walls, double walk-in shower with rainfall shower overhead, heated towel rail, inset spotlights and extractor fan.

Bedroom Two:

15'2 x 9'8 (4.62m x 2.95m)

Rear aspect UPVC double glazed window, radiator and several power points. Door gives access into:

En-Suite:

7'7 x 4'7 (2.31m x 1.40m)

Side aspect UPVC double glazed frosted window, close coupled WC, wash hand basin with mixer tap over, heated towel rail, partially tiled walls and double walk-in shower with rainfall shower overhead. Inset spotlights and extractor fan.

Bedroom Three:

9'9 x 13'4 (2.97m x 4.06m)

Rear aspect UPVC double glazed window, radiator and power points.

Bedroom Four:

10'11 x 10'11 (3.33m x 3.33m)

Front aspect UPVC double glazed window, radiator and power points.

Bedroom Five:

8'10 x 9'6 (2.69m x 2.90m)

Rear aspect UPVC double glazed window, radiator and power points.

Bathroom:

10'10 x 6'10 (3.30m x 2.08m)

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

Garage:

16'1 x 19'8 (4.90m x 5.99m)

Large double garage accessed via a manual up-and-over door, benefiting from power, lighting, inset spotlights and excellent storage potential.

Outside:

To the front of the property is off-road parking suitable for several vehicles, together with a pathway leading to the front entrance and access to the large double garage.

To the rear is a good-sized, private and non-overlooked garden, comprising a patio area immediately adjoining the property with steps leading to a second tier, mainly laid to lawn. The garden is enclosed by fencing and benefits from a particularly pleasant private outlook towards woodland.

Agents Note:

There is an annual estate maintenance fee of £209.33.



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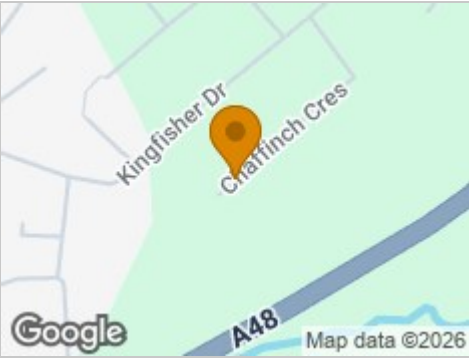
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Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area⁽¹⁾

2078 ft²
193 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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