

10 Buzzard Rise
Lydney GL15 5GW

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £350,000

Situated in a pleasant position overlooking designated green space, this FOUR-BEDROOM DETACHED FAMILY HOME offers well-proportioned accommodation including a KITCHEN/DINER, UTILITY ROOM, TWO RECEPTION ROOMS AND MASTER BEDROOM WITH EN-SUITE. The property benefits from a LANDSCAPED REAR GARDEN WITH TWO PATIO SEATING AREAS AND PERGOLA, together with a DRIVEWAY PROVIDING PARKING FOR TWO CARS AND DETACHED SINGLE GARAGE.

Lydney, which has existed since Roman times, covers approximately eight square miles of Gloucestershire between the Forest of Dean and the River Severn. The town itself stands on the Gloucester to Chepstow main A48 road and extends south-east down to Lydney Harbour, crossing the Gloucester to Cardiff railway line.

Lydney is a busy industrial centre, with a wide range of business activities, made possible by its easy access to several radiating motorways and the Severn Bridge.

The town has a range of amenities to include shops, post office, banks, two large supermarkets, service station, health centre and sport centre. Lydney is fortunate to have four schools within its bounds Dean Academy (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.



The property is approached via a part double glazed, frosted composite entrance door into the entrance hall.

ENTRANCE HALL
13'0" x 4'3" (3.96m x 1.30m)
With radiator, power points and stairs leading to the first floor. Doors lead to the lounge and kitchen/diner.

LOUNGE
13'0" x 11'0" (3.96m x 3.35m)
A well-proportioned reception room with radiator, power points, television point and front aspect double glazed UPVC window.

KITCHEN/DINER
19'7" x 9'10" (5.97m x 3.00m)
Fitted with a range of base, wall and drawer-mounted units with worktops over, incorporating a one-and-a-half bowl stainless steel sink unit with mixer tap. Integrated oven with four-ring gas hob, stainless steel splashback and extractor hood over. There is space and plumbing for a dishwasher, space for a fridge/freezer, radiator and power points, together with space for a dining table and chairs. Rear aspect double glazed UPVC window and double glazed UPVC double doors provide access to the garden. Doorway leads through to the utility room.

UTILITY ROOM
7'5" x 4'10" (2.26m x 1.47m)
With wood-effect worktop, space and plumbing for washing machine, space for tumble dryer, power and appliance points, wall-mounted Ideal combination boiler and radiator. Rear aspect frosted composite door provides access to the garden.

WC
5'11" x 4'7" (1.80m x 1.40m)
Comprising low-level WC and pedestal wash hand basin, with tiled splashback, radiator and side aspect frosted double glazed UPVC window.













SECOND RECEPTION ROOM/SNUG
9'11" x 9'8" (3.02m x 2.95m)
Currently used as a snug, this versatile second reception room could alternatively be utilised as a dining room, home office or playroom. With radiator, power points, understairs storage cupboard and front aspect double glazed UPVC window.

FIRST FLOOR LANDING
With power points, access to loft space, two storage cupboards and side aspect double glazed UPVC window.

BEDROOM ONE
11'10" x 10'11" (3.61m x 3.33m)
A generous principal bedroom with radiator, power points and rear aspect double glazed UPVC window enjoying a pleasant open outlook towards the countryside and trees beyond. Door to:

EN-SUITE
6'7" x 6'5" (2.01m x 1.96m)
Fitted with a walk-in double shower with mains shower, low-level WC and pedestal wash hand basin. Part-tiled walls, radiator, extractor fan and rear aspect frosted double glazed UPVC window.

BEDROOM TWO
11'11" x 11'2" (3.63m x 3.40m)
With radiator, power points and front aspect double glazed UPVC window.

BATHROOM
7'2" x 5'11" (2.18m x 1.80m)
Fitted with a white suite comprising panel bath, pedestal wash hand basin and low-level WC. Part-tiled walls, radiator, extractor fan and front aspect frosted double glazed UPVC window.

BEDROOM THREE
9'9" x 9'3" (2.97m x 2.82m)
With radiator, power points and front aspect double glazed UPVC window.

BEDROOM FOUR
7'11" x 6'8" (2.41m x 2.03m)
With radiator, power points, wood-effect flooring and rear aspect double glazed UPVC window.

OUTSIDE
The property occupies a pleasant position opposite designated green space, with grass and established trees providing an attractive outlook from the front. A pathway leads to the front entrance.
The rear garden has been thoughtfully landscaped and incorporates a large patio seating area adjoining the property, with a further patio seating area positioned towards the rear. A central lawn is complemented by paved pathways, while railway sleepers create raised beds. To the rear is a further patio seating area with pergola, creating an excellent space for outdoor entertaining. The garden is enclosed by a combination of walling and fencing and benefits from an outside tap.
A driveway provides off-road parking for two vehicles and leads to the detached single garage.

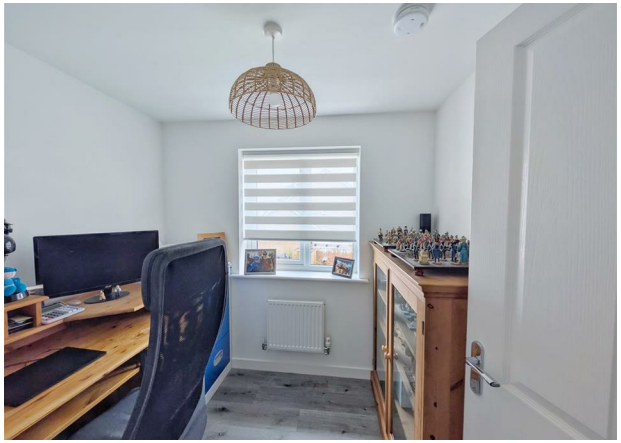
DIRECTIONS
From the A48, head onto Lydney Park Boulevard and take the first right into Par Four Lane, continue through the estate, staying on Par Four Lane, continue to the top of the road and turn right on to Kingfisher Drive, proceed to the end of Kingfisher Drive turning left on to Buzzard Rise where the property can be found on your left hand side.

SERVICES
Mains - Water, Electricity, Drainage and Gas mains.

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
Severn Trent. Rates are to be confirmed.









LOCAL AUTHORITY

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

TENURE

Freehold.

VIEWINGS

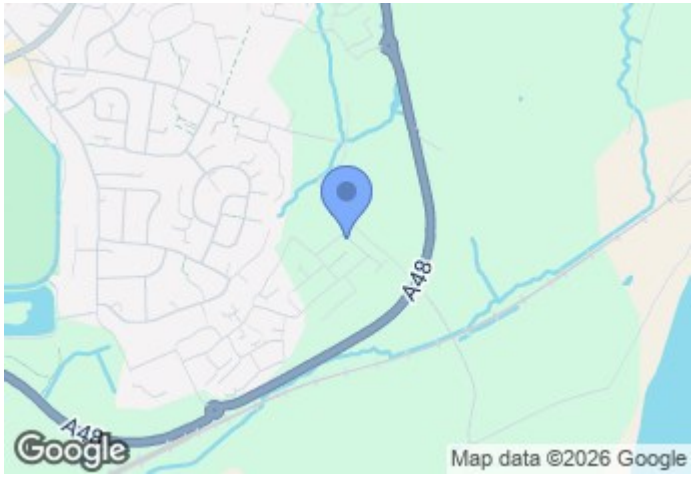
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

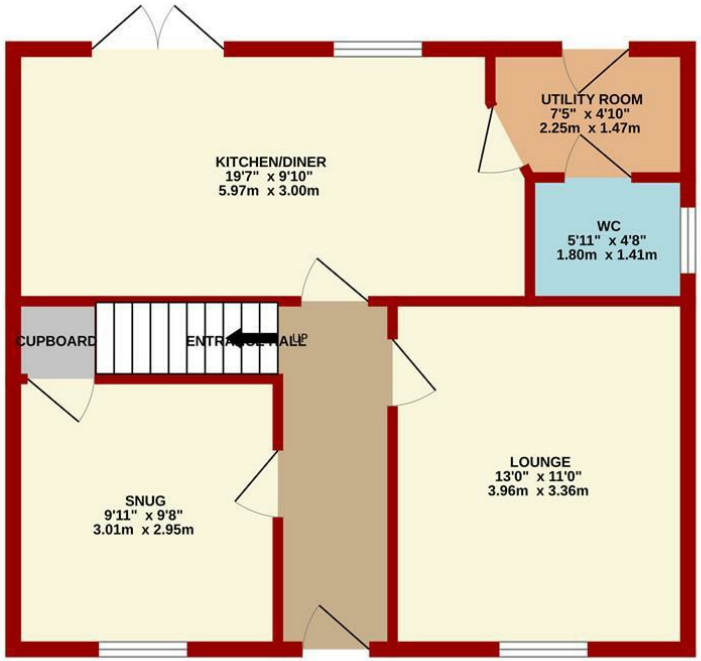
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



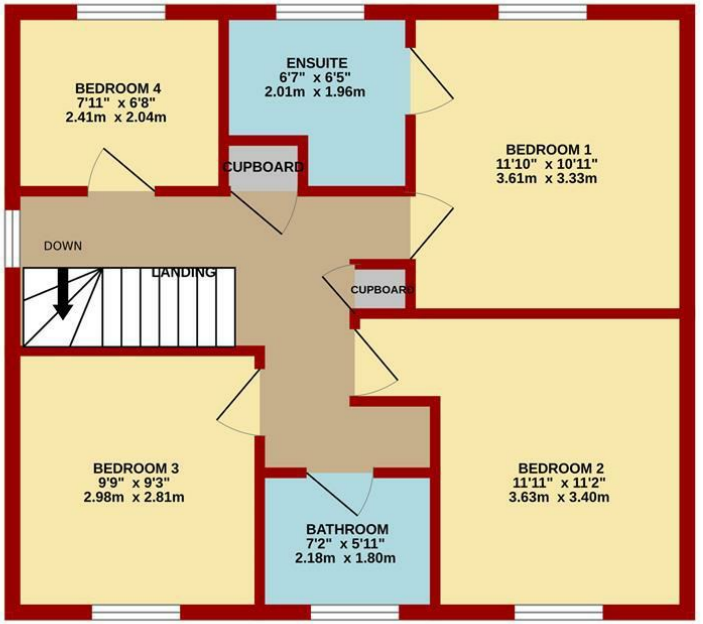




GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.

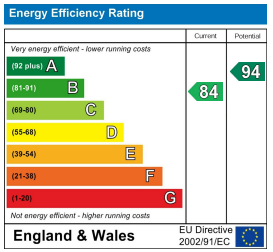


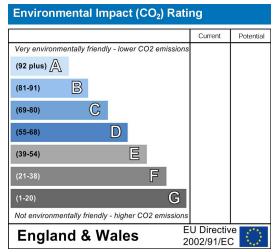
1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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