



LYDNEY

Offers over **£450,000**



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16 ARCHERS HALL PLACE

Lydney, Gloucestershire GL15 5FE



Stylish detached, four bedroom home in Lydney
Bright open spaces for family living
Generous, private garden for outdoor enjoyment

Nestled in Lydney, Gloucestershire, this beautiful detached house combines modern features with family-friendly living. The design features a welcoming front driveway and a garage. Inside, the open-concept layout seamlessly connects the kitchen, dining area and family room, highlighted by doors that provide views and access to the well-maintained garden. The lounge, complete with an electric feature fireplace, serves as an inviting space for relaxation. With four bedrooms, some featuring built-in wardrobes, this home accommodates family needs comfortably. Modern bathrooms and a utility room enhance convenience, while the entrance hallway and separate cloakroom add to the practicality. The exterior offers a green lawn, bordered by flowerbeds and patio areas, ideal for outdoor relaxation and activities. This property is well-positioned for easy access to local amenities and the natural beauty of the surrounding Gloucestershire countryside.



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KEY FEATURES

- Detached four-bedroom family home
- Modern open-plan kitchen, dining and family area
- Separate lounge
- Well-maintained Garden with patio
- Ample storage with built-in wardrobes
- Convenient utility room and cloakroom



STEP INSIDE



Step inside this bright, modern home to discover an inviting entrance hallway that leads to a spacious open-plan kitchen, dining and family room.

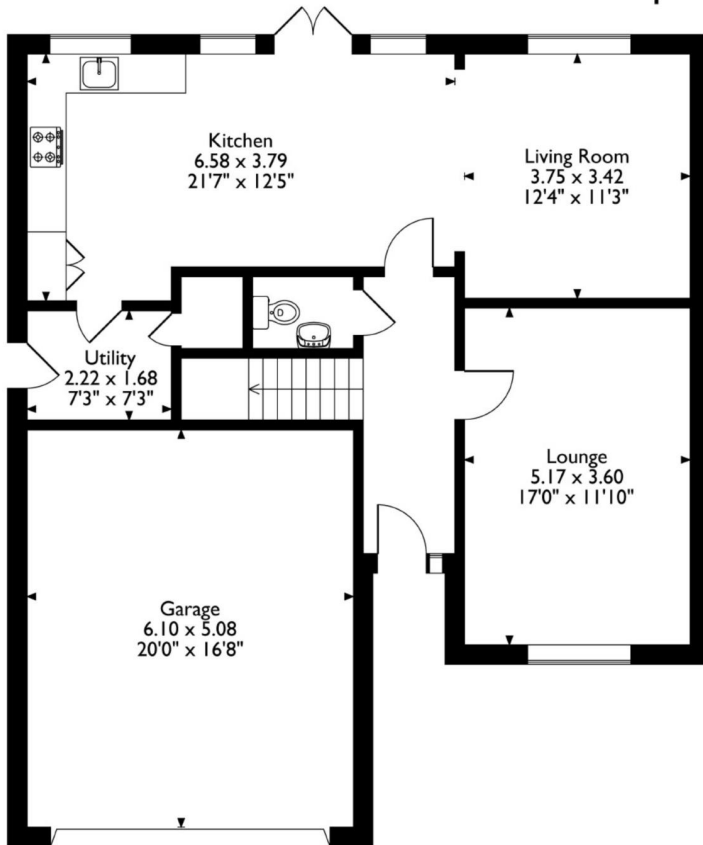
The kitchen captures attention with its contemporary cabinetry and generous worktop space, perfect for cooking and entertaining.

The dining area, bathed in natural light from the expansive windows, offers a lovely view of the garden and with doors out to the garden perfect for indoor/ outdoor living, there is also a family area completing this room.

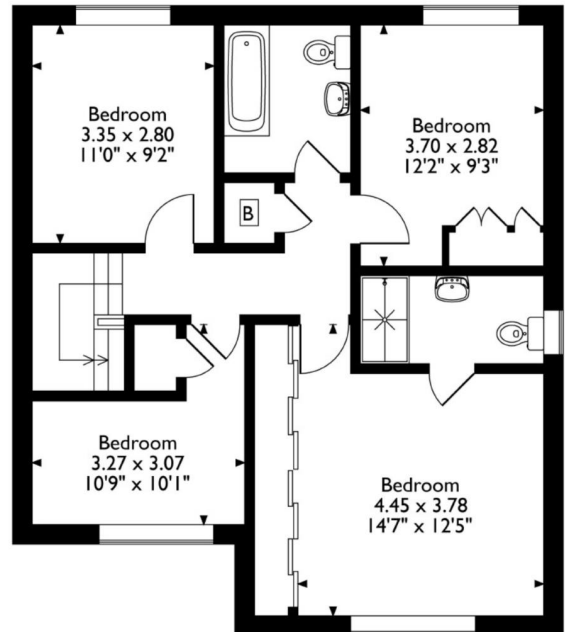
A separate lounge, designed for comfort and relaxation, featuring an electric fireplace.

The ground floor also benefits from a spacious utility room and downstairs cloakroom.

Approximate Gross Internal Area
 Main House = 139 Sq M/1496 Sq Ft
 Garage = 30 Sq M/323 Sq Ft
 Total = 169 Sq M/1819 Sq Ft



Ground Floor



First Floor

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.

The property boasts four well-appointed bedrooms, each providing comfortable accommodation for family members or guests. Some rooms include built-in wardrobes, adding essential storage.

This home has been crafted with practical living in mind, offering a seamless blend of comfort and modern design.

The modern en-suite and separate family bathroom are both thoughtfully designed with stylish tiled walls and contemporary fittings, ensuring comfort and convenience.

STEP OUTSIDE



Outside, the garden complements the property's modern aesthetic. The well-maintained green lawn invites outdoor activities, while the flowerbeds add colour and charm. For those who enjoy al fresco dining or relaxing in the sun, the patio areas provide excellent space to unwind. Trimmed hedging surrounds the garden, offering privacy while maintaining a sense of openness. This outside space is perfect for family gatherings, children's play, or simply enjoying the fresh air.

The property is situated in a desirable area, with easy access to local parks and natural beauty, enhancing the overall lifestyle offered by this lovely home.

INFORMATION

Postcode: GL15 5FE

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

What3words: ///insert.meaty.typist



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	85	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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