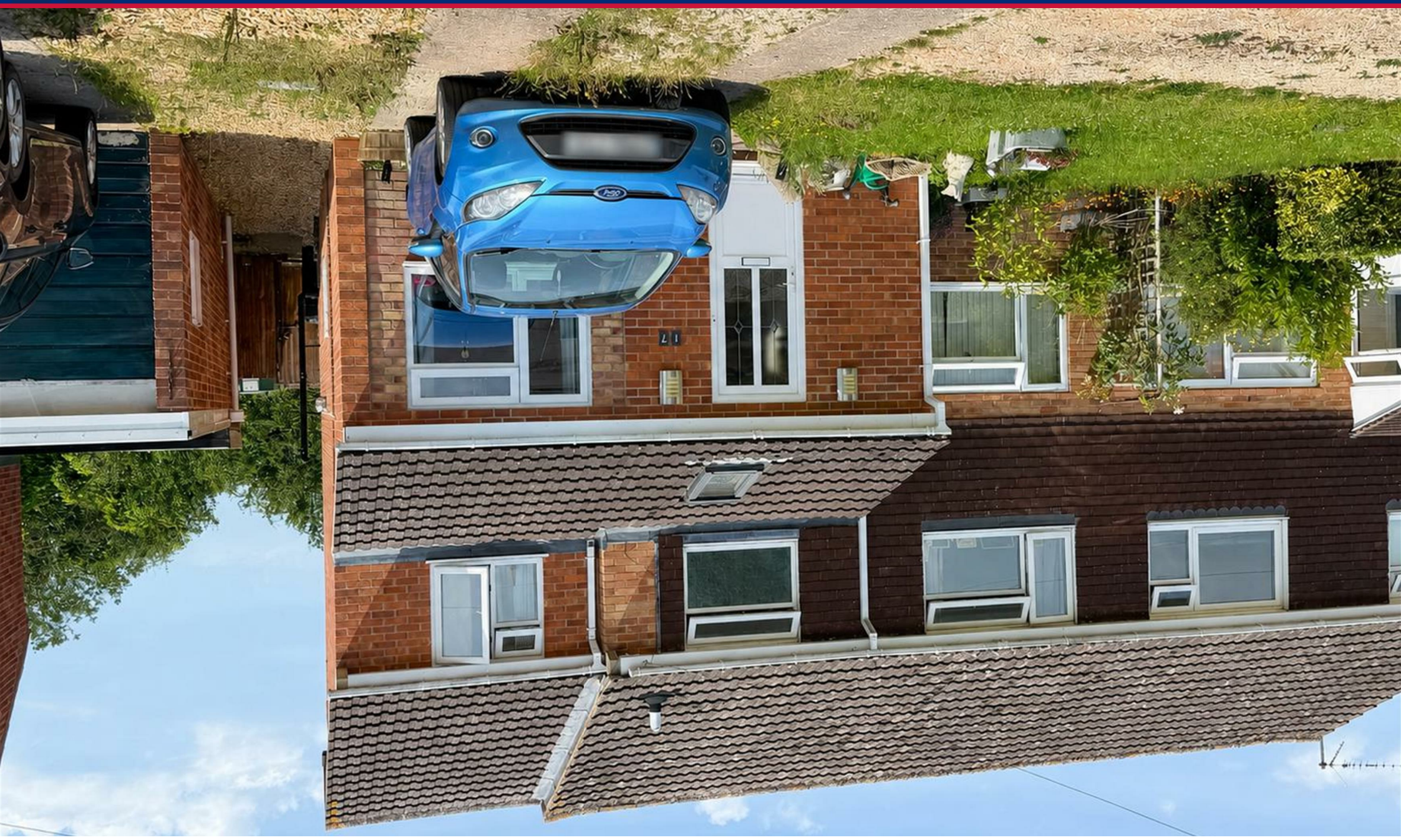
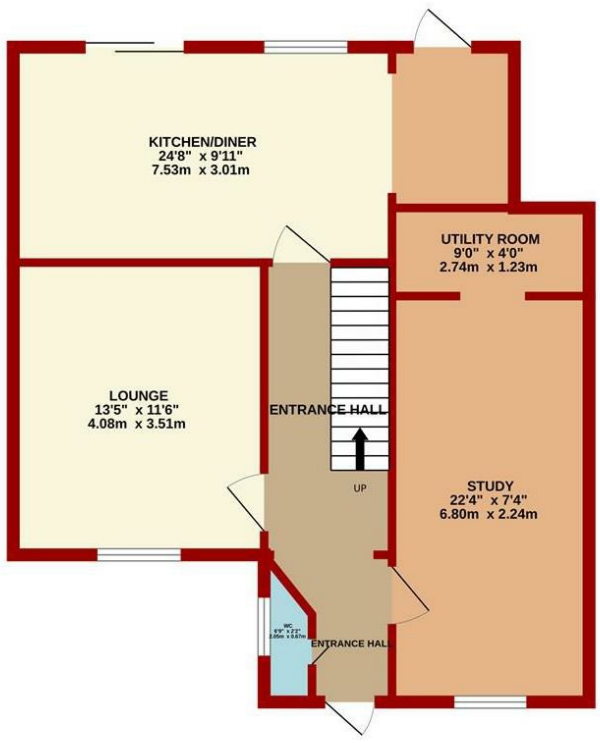
17 Bayfield Gardens
Dymock GL18 2BH

STEVE GOOCH
ESTATE AGENTS | EST 1985

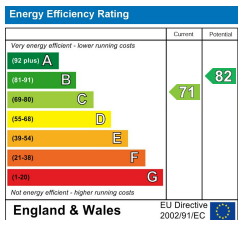


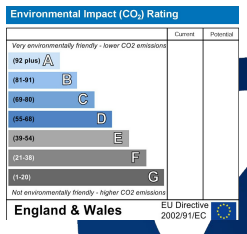
GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025





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.

4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

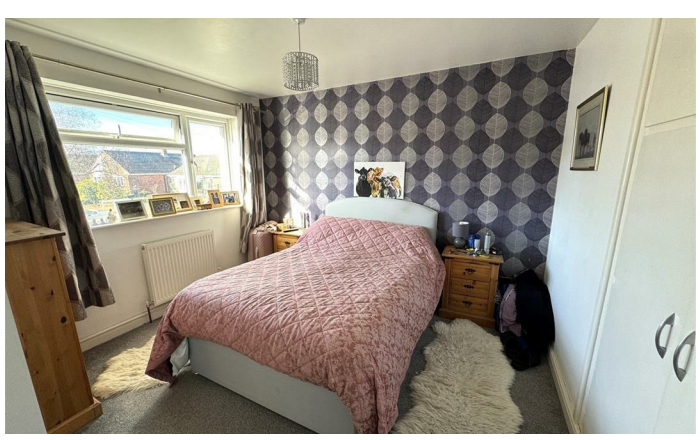
Residential Sales | Residential Lettings | Auctions | Surveys

£325,000

An EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME OFFERING SPACIOUS AND VERSATILE ACCOMMODATION, MODERN KITCHEN / DINING / FAMILY ROOM, SEPARATE STUDY / DOWNSTAIRS BEDROOM FIVE, MASTER EN-SUITE, LARGE FRONTAGE, 65' BACK GARDENS OFFERING LOVELY VIEWS TOWARDS THE MALVERN HILLS, AMPLE OFF ROAD PARKING, all being offered with NO ONWARD CHAIN.

Dymock is a popular and friendly village, famous for its daffodil walks and its association with the Dymock Poets. Amenities include a parish church, public house, village hall, garage/post office, golf club and primary school. The town of Newent (4 miles approximately) has a good range of shops, supermarkets, churches, schooling, health centres and library. The City of Gloucester (12 miles approximately) has comprehensive facilities including a main line train station.

For commuters, access to the motorway network is via junction 2 of the M50 (5 miles approximately) for onward connection to the M5 linking up the Midlands and the North, Wales and the South.



Enter the property via double glazed UPVC door into:

ENTRANCE HALL
Spotlighting, Velux roof light, two radiators, under stairs storage cupboard, stairs leading off, telephone point.

CLOAKROOM
5'3 x 2'5 (1.60m x 0.74m)
Vanity wash hand basin with mixer tap and cupboard below, WC, heated towel rail, spotlighting, side aspect frosted window.

OFFICE (CONVERTED GARAGE)
17'7 x 7'3 (5.36m x 2.21m)
Laminate flooring, electric radiator, front aspect window. Sliding door to:

UTILITY ROOM
8'0 x 3'8 (2.44m x 1.12m)
Housing the oil-fired boiler supplying the hot water and central heating.

LOUNGE
13'1 x 11'5 (3.99m x 3.48m)
Laminate flooring, single radiator, front aspect window.

KITCHEN / DINING / FAMILY ROOM
24'8 x 9'9 (7.52m x 2.97m)
Modern kitchen comprising of a range of base and wall mounted units, laminated worktops, tiled splashbacks, integrated double oven with four ring induction hob, extractor fan over, integrated dishwasher, washing machine and fridge / freezer, inset spotlighting, laminate flooring, radiators, two rear aspect windows, rear aspect door, sliding doors from the dining area out to the gardens.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Access to roof space, door to airing cupboard with hot water tank, hanging rail and storage space, thermostat controls.

MASTER BEDROOM
15'0 x 8'1 (4.57m x 2.46m)
Accessory space, front aspect window. Door to:

SHOWER ROOM
6'6 x 6'0 (1.98m x 1.83m)
Corner shower cubicle with inset overhead and detachable shower system, tiled splashbacks, WC, vanity wash hand basin with mixer tap and cupboard below, chrome heated towel rail, inset spotlighting, rear aspect frosted window.

BEDROOM 2
11'7 x 11'0 (3.53m x 3.35m)
Additional built-in double wardrobes, single radiator.

BEDROOM 3
10'0 x 9'0 (3.05m x 2.74m)
Built-in double wardrobes, single radiator, rear aspect window with views towards the Malvern Hills.

BEDROOM 4
8'5 x 6'7 (2.57m x 2.01m)
Single radiator, TV point, rear aspect window with views towards the Malvern Hills.

BATHROOM
8'2 x 5'8 (2.49m x 1.52m)
P-shaped jacuzzi bath with mixer tap and electric shower over, built-in WC, wash hand basin with mixer tap and cupboards below, inset spotlighting, single radiator, front aspect frosted window.

OUTSIDE
A generous front garden is laid to lawn with gravelled driveway providing off road parking for several vehicles, outside water tap, shared pathway with gated access to the rear gardens. The rear gardens comprise of a patio seating area, raised lawn with mature borders surrounding, oil tank, further gravelled borders, outside lighting, outside water tap. At the bottom of the garden, there is a further patio seating area with pergola, wooden shed and gravelled area, all enclosed by wood panel fencing, backing onto the old canal. The rear gardens measure approximately 65' in length.

SERVICES
Mains water, drainage and electricity. Oil-Fired Heating.

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 - to be confirmed.

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

TENURE
Freehold.

VIEWING
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 Newent, proceed along the B4215 towards Dymock. On reaching the village, go past the church and turn left onto the Kempley Road. Proceed along, taking the right hand turn into Bayfield Gardens, where the property can be located on the right hand side, towards the end of the cul-de-sac, as marked by 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).