

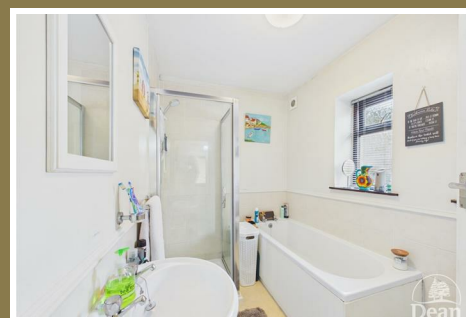
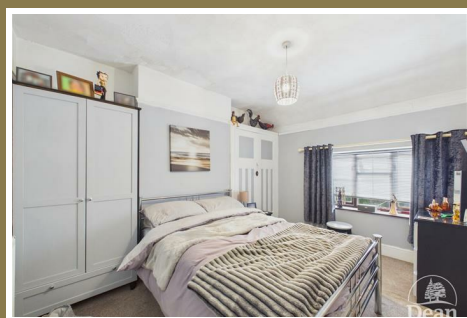


Upper Lydbrook, Lydbrook, GL17 9LG

£299,950



This charming three-bedroom semi-detached cottage offers a wonderful blend of character and modern living. The accommodation features a cosy living room centred around a wood burner, creating a warm and inviting space to relax, while the modern kitchen/diner provides an excellent hub for everyday living and entertaining. Leading off the kitchen is an extended summer room, enjoying lovely views over the garden, along with the added convenience of a useful utility cupboard. The ground floor is further complemented by a stylish four-piece bathroom suite, whilst upstairs you will find three well-proportioned double bedrooms. Outside, the property benefits from a pleasant lawned garden, a useful outbuilding and ample off-road parking for several vehicles.



Entrance Hall:

6'5" x 2'3" (1.97 x 0.70)

Doors to living room, kitchen and bathroom, under-stairs storage, stairs to first floor, wooden flooring and high ceilings.

Living Room:

11'10" x 15'0" (3.61 x 4.59)

Woodburner, double glazed upvc pbbay window to the front aspect, power and lighting, TV point.

Kitchen/Diner:

10'4" x 9'1" (3.17 x 2.77)

This modern, minimalistic kitchen offers plenty of worktop and storage space including, a range of eye level and base units, stainless steel sunken sink with mixer tap, eye level electric oven, electric hob with extractor hood, integrated dishwasher, power and lighting. Direct access to the extended dining room/summer room.

Summer Room:

14'7" x 8'11" (4.46 x 2.73)

Two double glazed Velux windows and a upvc double glazed window looking out to the rear garden, power and lighting. Utility cupboard housing a washing machine, tumble drier and the combi-boiler. Access to the rear garden and driveway through a upvc door.

Bathroom:

6'0" x 9'1" (1.83 x 2.77)

A modern four piece suite comprising of a walk in shower, bath tub, W.C and a hand wash basin. There is an extractor fan, lighting and a upvc double glazed frosted window.

First Floor Landing:

4'9" x 2'8" (1.46 x 0.82)

Doors to bedrooms, loft hatch, upvc double glazed window to side aspect, power and lighting.

Bedroom One:

18'4" x 10'4" (5.61 x 3.16)

Upvc double glazed windows to front aspect, power and lighting, wood laminate flooring, double panelled radiator.

Bedroom Two:

8'11" x 12'2" (2.72 x 3.73)

Double glazed upvc window to rear aspect, large radiator, power and lighting.

Bedroom Three:

8'0" x 9'2" (2.46 x 2.80)

Double glazed upvc window to rear aspect, radiator, power and lighting.

Outside:

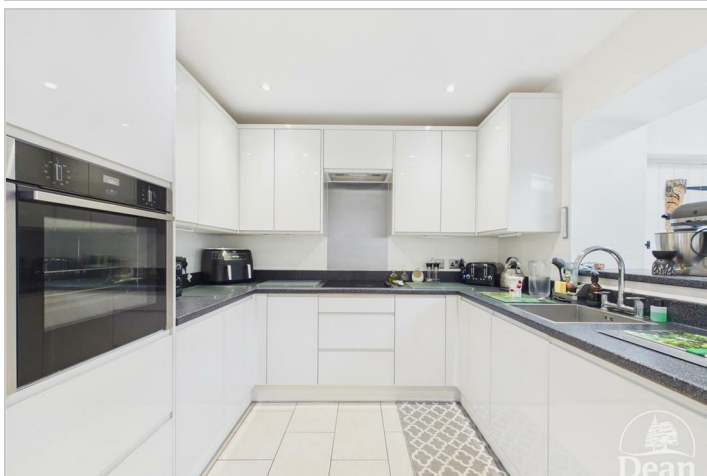
The property is approached via a covered front

porch with an attractive brick surround, accessed by steps from the pathway running along the front of the house through an iron gate, with additional access leading to the driveway at the side.

Positioned alongside the property, the driveway provides off-road parking for two or more vehicles on a gravelled surface, along with a pathway leading to the rear garden and a side door opening into the rear extension.

To the rear, the property enjoys a generously sized

and private garden, mainly laid to lawn and complemented by a slabbed patio area, ideal for outdoor seating and entertaining. A large storage shed provides useful additional space, and a gate offers convenient access back to the driveway.



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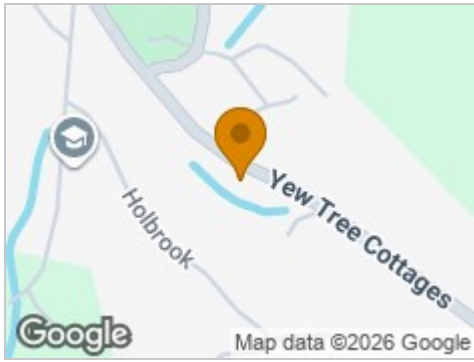
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Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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