



## Faller Fields

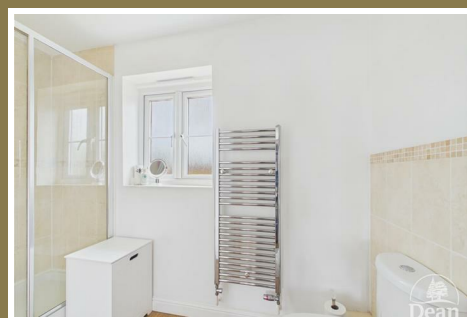
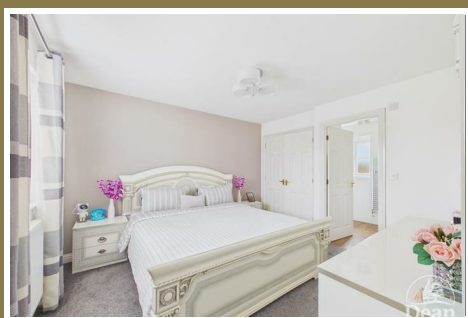
Lydney, GL15 5FD

£325,000



A well-presented three-bedroom end-of-terrace home offering spacious, well-proportioned accommodation throughout. The property features a bright dual-aspect lounge and a contemporary kitchen/dining room with direct access to the garden, ideal for both everyday living and entertaining. Upstairs, there are three generously sized bedrooms, with the main bedroom benefitting from en-suite facilities.

Externally, the property benefits from a private enclosed rear garden, a garage, and off-road parking for two vehicles. A further benefit of this great home is it located close within walking distance to Lydney Town Centre.



The property is accessed via a partly glazed UPVC

#### Entrance Hallway:

14'8 x 6'3 (4.47m x 1.91m)

Radiator, power points, stairs to first floor landing and under stairs storage cupboard. Doors leading to:

#### Lounge:

18'11 x 10'8 (5.77m x 3.25m)

A bright dual-aspect room with front and rear UPVC double glazed windows, radiator, TV point and power points.

#### Dining Room:

10'0 x 7'10 (3.05m x 2.39m)

Rear aspect UPVC double glazed patio doors providing access to the garden, radiator and power points. Opening into:

#### Kitchen:

7'9 x 7'9 (2.36m x 2.36m)

Front aspect UPVC double glazed window. Fitted with a range of base and wall units, four-ring gas hob with extractor over, built-in oven, space and plumbing for washing machine, integrated fridge/freezer, one and a half bowl sink with mixer tap and drainer, ceiling spotlights and power points.

#### W.C.:

6'2 x 3'1 (1.88m x 0.94m)

Rear aspect UPVC double glazed frosted window,

close-coupled WC, wash hand basin with mixer tap, radiator and extractor fan.

#### First Floor Landing:

11'6 x 6'5 (3.51m x 1.96m)

Front aspect UPVC double glazed window, loft access, radiator, power points and airing cupboard. Doors to:

#### Bedroom One:

11'5 x 10'8 (3.48m x 3.25m )

Front aspect UPVC double glazed window, radiator, power points and built-in wardrobe. Door to:

#### En-Suite:

9'3 x 3'10 (2.82m x 1.17m)

Rear aspect UPVC double glazed frosted window, walk-in shower, wash hand basin with mixer tap, close-coupled WC, heated towel rail, shaver point and extractor fan.

#### Bedroom Two:

9'10 x 7'7 (3.00m x 2.31m)

Rear aspect UPVC double glazed window, radiator, power points and built-in wardrobe.

#### Bedroom Three:

8'0 x 7'8 (2.44m x 2.34m )

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

## Bathroom

7'9 x 6'3 (2.36m x 1.91m )

Rear aspect UPVC double glazed frosted window, panelled bath with shower attachment over, wash hand basin with mixer tap, close-coupled WC, heated towel rail, shaver point and extractor fan.

## Outside:

To the front, there is a pathway leading to the entrance with a small lawned area and attractive blossom tree.

The rear garden is enclosed and low maintenance, comprising a patio area leading onto a lawn with

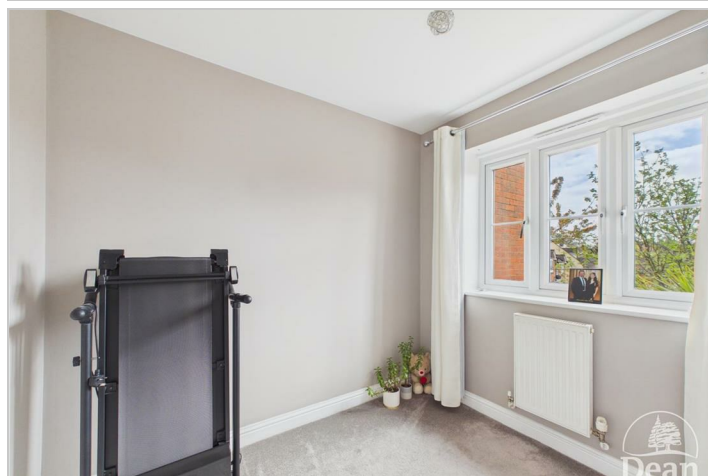
decorative stone borders, all enclosed by fencing with side access via a gate.

## Garage:

Accessed via a manual up-and-over door, with power, lighting and useful storage space above.

## Tenure:

Freehold.



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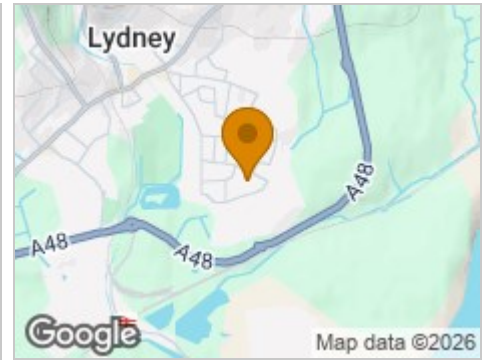
## Road Map



## Hybrid Map



## Terrain Map



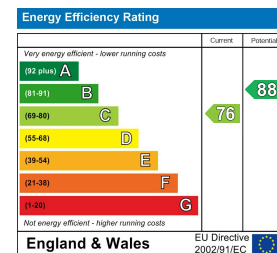
## Floor Plan



## 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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