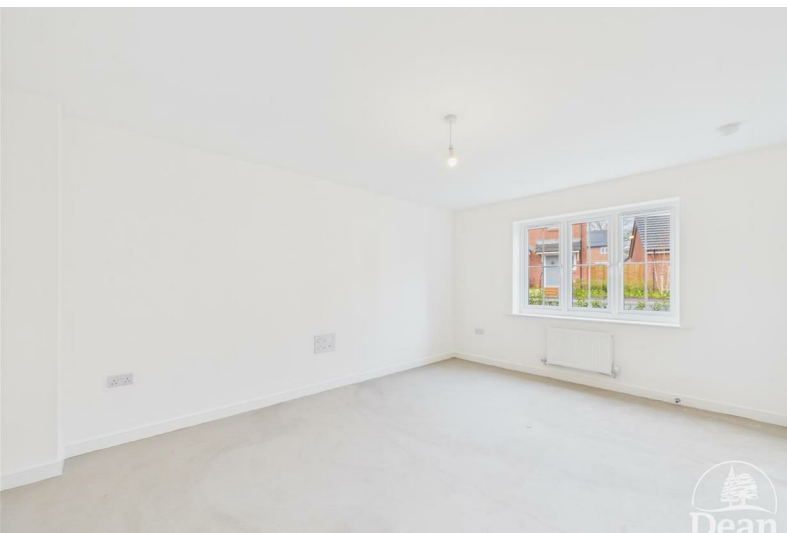




Forest Walk

West Off A48, Lydney, GL15 5AU

£444,995



Dean Estate Agents are delighted to present this stunning four bedroom detached family home, built by Bellway Homes and forming part of their sought-after Goldsmith Collection.

The home benefits from a south east-facing rear garden, allowing the property to enjoy plenty of natural morning light and creating a bright and airy feel throughout the living spaces. To the rear of the property is a beautifully designed open-plan kitchen and dining area, flooded with natural light and perfect for modern family living and entertaining.

Further benefits include a spacious lounge, a separate study ideal for home working, four well-proportioned bedrooms with two bedrooms enjoying en-suite facilities, and a modern family bathroom. Externally, the property offers a generous driveway providing ample off-road parking along with a garage.



Partially glazed composite door into:

Entrance Hallway:

Stairs leading to the first floor landing, front aspect UPVC double glazed frosted window, radiator, power points, useful storage space and doors leading to all principal ground floor rooms.

Lounge:

Front aspect UPVC double glazed window, radiator, television point, multiple power points and fitted carpet.

Study:

Front aspect UPVC double glazed window, radiator and power points, ideal for home working.

W.C.:

Comprising close coupled WC, wash hand basin with tiled splashback, radiator, extractor fan and partially tiled walls.

Kitchen/Dining/Living Room:

A spacious and modern kitchen fitted with a range of wall, base and drawer units, built-in dishwasher, four ring gas hob with extractor fan above, built-in oven and integrated fridge freezer. Stainless steel one and a half bowl sink with mixer tap, inset ceiling spotlights and rear aspect UPVC double glazed windows.

The dining area offers ample space for family dining with radiator, power points, rear aspect picture style window and UPVC double glazed doors providing access to the rear garden.

Utility Room:

Fitted with base units and worktop space, stainless steel sink with mixer tap, space and plumbing for washing machine, cupboard housing the Ideal combination boiler, side aspect UPVC double glazed frosted door providing access to the garden and power points.

First Floor Landing:

Spacious landing with radiator, loft access, airing cupboard housing the hot water cylinder, additional storage cupboard and doors leading to all bedrooms and the family bathroom.

Bedroom One:

Front aspect UPVC double glazed window, radiator, television point, power points and zonal thermostat control for the upstairs heating. Door leading into:

En-Suite:

Side aspect UPVC double glazed frosted window, close coupled WC, wash hand basin with mixer tap, walk-in shower with mains shower, partially tiled walls, inset ceiling spotlights and extractor fan.

Bedroom Two:

Front aspect UPVC double glazed window, radiator and multiple power points. Door leading into:

En-Suite:

Suite comprising close coupled WC, wash hand basin with mixer tap, walk-in shower with mains shower, partially tiled walls, inset ceiling spotlights, extractor fan and front aspect UPVC double glazed window.

Bedroom Three:

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

Bedroom Four:

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

Bathroom:

Modern suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap, close coupled WC, heated towel rail, partially tiled walls, inset ceiling spotlights, extractor fan and rear aspect UPVC double glazed window.

A generously sized south-east facing rear garden enjoying plenty of natural sunlight throughout the day. The garden offers a spacious patio seating area, perfect for outdoor dining and entertaining, which leads onto a large laid-to-lawn section providing an excellent outdoor space for families.

A pathway leads to the garage, which is accessed via a manual up-and-over door and benefits from power, lighting and useful storage space above. The property also offers ample off-road parking for several vehicles.

Outside



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

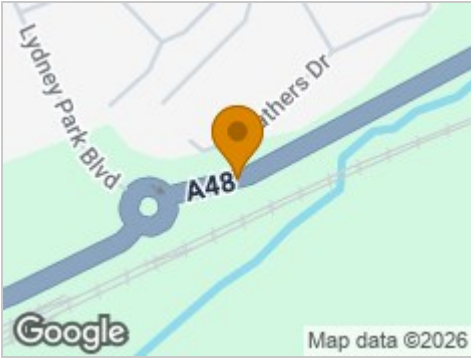
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

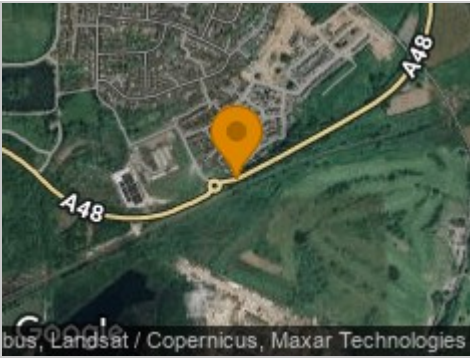
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

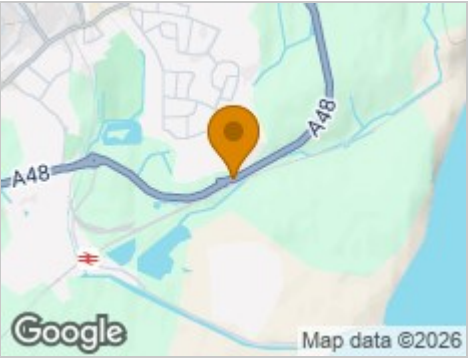
Road Map



Hybrid Map



Terrain Map



Floor Plan

Utility Room
6'5" x 5'3"
1.96 x 1.62 m

Study
8'7" x 9'9"
2.63 x 2.98 m

Kitchen/Dining/Living Room
27'10" x 10'5"
8.49 x 3.19 m

Hallway
6'6" x 1'5"
2.00 x 0.47 m

Lounge
11'7" x 15'4"
3.55 x 4.68 m

Bedroom Two
12'0" x 11'9"
3.66 x 3.59 m

Bedroom Three
8'7" x 14'2"
2.63 x 4.33 m

En-Suite
8'5" x 4'2"
2.59 x 1.29 m

Landing
12'2" x 3'1"
3.71 x 0.96 m

Bathroom
6'9" x 5'6"
2.06 x 1.69 m

Bedroom One
11'9" x 13'6"
3.58 x 4.19 m

Bedroom Four
11'9" x 8'10"
3.60 x 2.71 m

En-Suite
3'11" x 7'5"
1.20 x 2.27 m

Floor 0

Floor 1

Approximate total area⁽¹⁾
1372 ft²
127.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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