



## Naas Lane

Lydney, GL15 5AS

£370,000

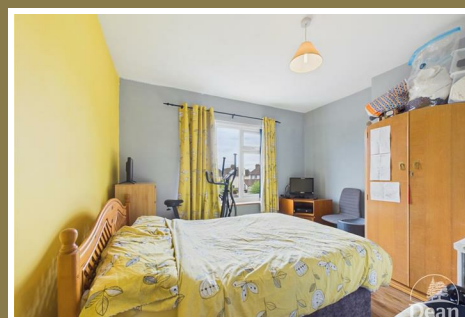


A well-presented three bedroom detached family home, situated within easy walking distance of Lydney Town Centre and enjoying a stunning, generously sized rear garden. Offering spacious and versatile accommodation throughout, this attractive property is ideal for families seeking modern open-plan living in a convenient location.

Internally, the property benefits from a superb extended open-plan kitchen, dining and living area, creating the perfect space for both everyday family life and entertaining, with sliding doors opening directly onto the rear garden. Further accommodation includes a separate lounge, utility room and a convenient downstairs W.C.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite bathroom.

Outside, the property enjoys a beautifully maintained and exceptionally large rear garden, providing an ideal setting for outdoor entertaining and family enjoyment. Further benefits include a garage and off-road parking for several vehicles.



#### Entrance Porch:

Fully enclosed UPVC double glazed with plenty of space for storage, power and lighting. Under the stairs is a storage cupboard fitted with power and lighting and UPVC frosted double glazed window to side.

#### Entrance Hallway:

15'10" x 6'5" (4.83 x 1.98)

Spacious entry hallway with double panelled radiator, phone and WiFi point and stairs to the first floor.

#### Living Room:

15'0" x 13'5" (4.59 x 4.09)

UPVC double glazed bay window to front aspect, TV point, double panelled radiator and fireplace with wood burner.

#### Kitchen/Diner/Living Space:

Range of base and eye level units, integrated oven and grill, five ring gas hob, space for dishwasher and fridge freezer, double sink with drainer and double panelled radiator. Leading through to the extended living/dining space with double glazed sliding patio door leading to the patio area.

#### Utility Room:

8'5" x 4'11" (2.58 x 1.51)

Base level cupboards, sink with drainer, space and plumbing for washing machine and tumble dryer, wall mounted boiler, switch board and UPVC double glazed door to side access.

#### W.C:

5'5" x 3'4" (1.67 x 1.02)

W.C, wash hand basin and extractor fan.

#### First Floor Landing:

Bright and spacious with large UPVC frosted double glazed window to side aspect, power and lighting and access to loft.

#### Bedroom One:

14'9" x 11'5" (4.50 x 3.50)

Large double bedroom with UPVC double glazed bay window to front aspect, double panelled radiator and single panelled radiator.

#### En-Suite:

Walk-in shower, W.C, heated towel rail, wash hand basin with built in storage and UPVC frosted double glazed window to side aspect.

**Bedroom Two:**

12'6" x 11'7" (3.82 x 3.54)

Spacious double bedroom, double air lead radiator, UPVC double glazed window to rear aspect and TV point.

**Bedroom Three:**

8'3" x 7'8" (2.53 x 2.34)

Sizeable third bedroom with double panelled radiator, UPVC double glazed window to front aspect and storage cupboard fitted with hanging rail.

**Bathroom:**

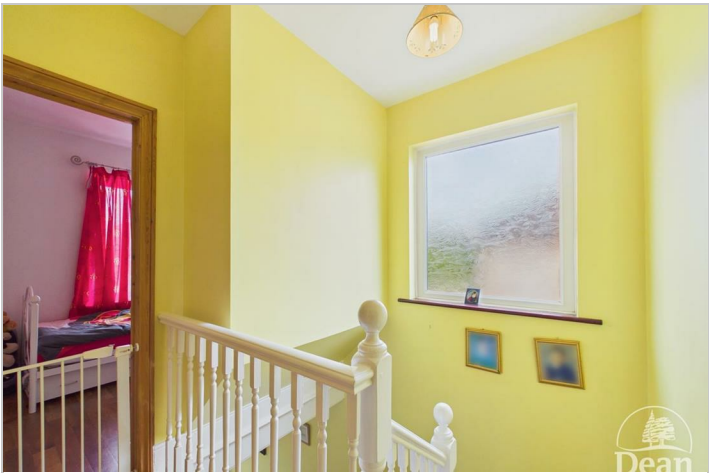
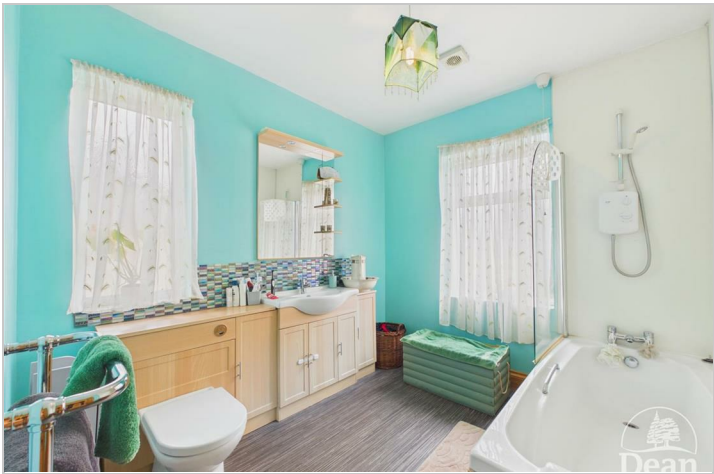
9'3" x 8'2" (2.83 x 2.51)

Bath with shower over, heated towel rail, W.C and built in storage with wash hand basin, wall mounted mirror with lights and UPVC frosted double glazed window to the side and rear.

**Outside:**

To the front of the property is ample off road parking and a bin store.

The rear gardens offer a large laid to lawn section with access to the garage and a sizeable patio perfect for dining and entertaining.



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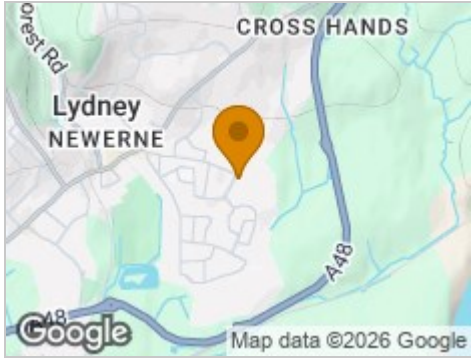
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1336 ft<sup>2</sup>  
124 m<sup>2</sup>

**Balconies and terraces**

147 ft<sup>2</sup>  
13.7 m<sup>2</sup>

(1) Excluding balconies and terraces

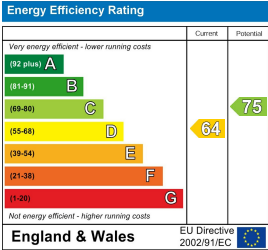
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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