



2 Potter Grove Lydney, GL15 5FT

£399,000

 4  2  1  B



The most stunning, impeccable and well maintained contemporary property offered for sale in a quiet, no through road. The current owners have retained the property in 'as new condition' and have made further enhancements since occupying.

The Utility room and En-suite shower room is larger than average, the kitchen/dining room is well planned with a breakfast bar separating the two rooms, a dual aspect lounge floods the room with light, please take a look at the Virtual Tour to appreciate what we have seen.



Approached via a panelled door, outside light.

Entrance Hall;

6'6" x 14'2" (2.00m x 4.32m)

The most spacious hall with stairs to the first floor, radiator, power points, smoke alarm, Upvc double glazed window to the front and built in cloaks cupboard.

Cloakroom;

3'11" x 6'11" (1.21m x 2.11m)

With WC, wash hand basin, radiator and wall mirror, medicine cabinet and Upvc double glazed window.

Lounge;

10'11" x 19'8" (3.35m x 6.01m)

Dual aspect with Upvc double glazed window to the front,

French style Upvc double glazed doors to the rear gardens,

radiators and ample power points.

Kitchen;

18'9" x 9'11" (5.74m x 3.04m)

Rear aspect with base units, wall cupboards, worktops, electric double oven, composite sink unit, deep drawer pan cupboards, large electric induction hob with extractor hood, plumbing for dishwasher, Upvc double glazed window, ample power points.

The kitchen leads through to the dining area with breakfast bar in between.

Dining Area;

French style opening double glazed doors to the rear gardens, radiators, breakfast bar.

Utility Room;

6'4" x 5'7" (1.95m x 1.71m)

Having a base and wall cupboard, sink unit, Upvc double glazed window, radiator, to side aspect driveway, extractor fan,

door to walk in cupboard housing shelving and power points, further cupboard with gas boiler.

Landing;

13'1" x 21'0" (3.99m x 0.87m)

With access to the loft space, smoke alarm, radiator and double power point.

Master Bedroom;

11'1" x 10'3" (3.39m x 3.14m)

Front aspect with Upvc double glazed window overlooking a green area, radiator, two separate double wardrobes, tv aerial socket being wall mounted for elevated TV location, large airing cupboard with hot water tank and slatted shelving, bedside double power points with USB points.

En-Suite Shower Room;

12'1" x 4'6" (3.70m x 1.39m)

A most spacious en suite comprising of WC, wash hand basin, double shower cubicle with thermostatic shower and tiled walls, heated towel rail, Upvc double glazed window, shaver point, extractor fan.

Bedroom Two;

9'3" x 10'2" (2.83m x 3.11m)

Rear aspect with Upvc double glazed window, radiator, two separate built in double wardrobes.

Bedroom Three;

9'8" x 9'2" (2.97m x 2.80m)

Front aspect Upvc double glazed window, radiator, built in double wardrobes.

Bedroom Four;

10'11" x 7'0" (3.33m x 2.15m)

Rear aspect with Upvc double glazed window, radiator and power points.

Bathroom;

7'2" x 7'0" (2.19m x 2.14m)

A white modern suite comprising of WC, wash hand basin, bath with thermostatic shower, tiled walls and shower screen, Upvc double glazed window, heated towel rail and extractor fan.

Outside;

To the rear, one will find enclosed gardens with fenced boundaries, Indian Sandstone patio, outside light and tap, shrubs and small trees.

The front comprises of a gravelled garden, path to the entrance door with outside light, off road parking to the side leading to the detached garage.

The Detached garage has an up and over door, power and lighting.

Additional Information:



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. Confirmation of the title, boundary plan, sellers situation must be confirmed with you before any expense is incurred.

If there are any changes to the fixtures, fittings and relevant aspects of the property since the commencement of marketing, we have asked the vendor to notify us immediately. Please also confirm to your satisfaction the services connected to the property and any planning consents.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents Ltd retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view the property before making any decisions to purchase or rent the property and before committing to any costs. An offer to purchase any property will be considered after a physical viewing has taken place.

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

Service Charge/Maintenance Fee:

As with most new homes nowadays, there is an obligation for each property to pay into a maintenance fund for the upkeep of common areas.

We are informed by the owner that the set up fee has been paid but the company, First Port Management are yet to take monthly payments. This is usual when the site is unfinished. More details to follow

Road Map



Hybrid Map



Terrain Map



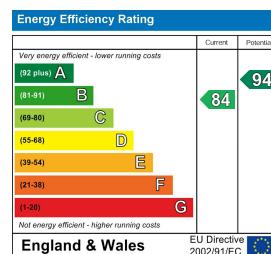
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.