



## 2 Potter Grove

Lydney, GL15 5FT

£399,000





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 2'10" (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.

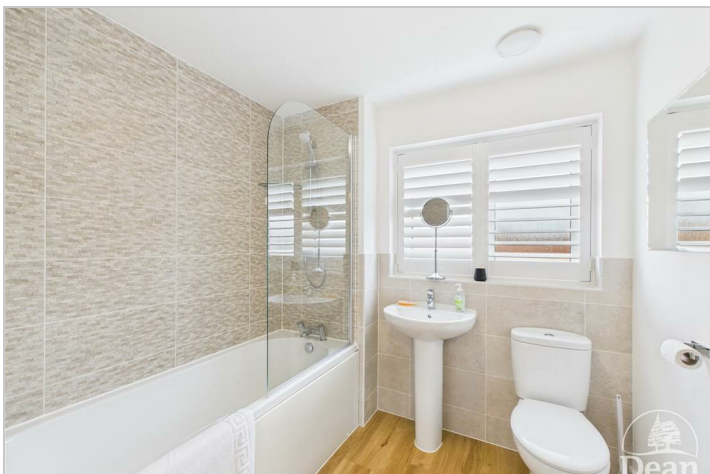
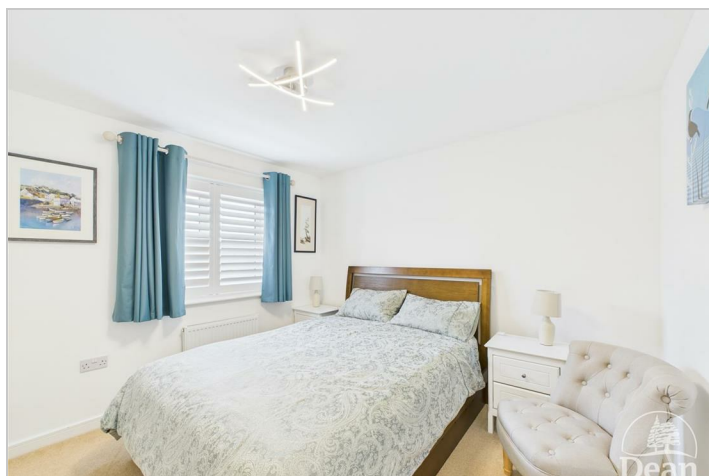
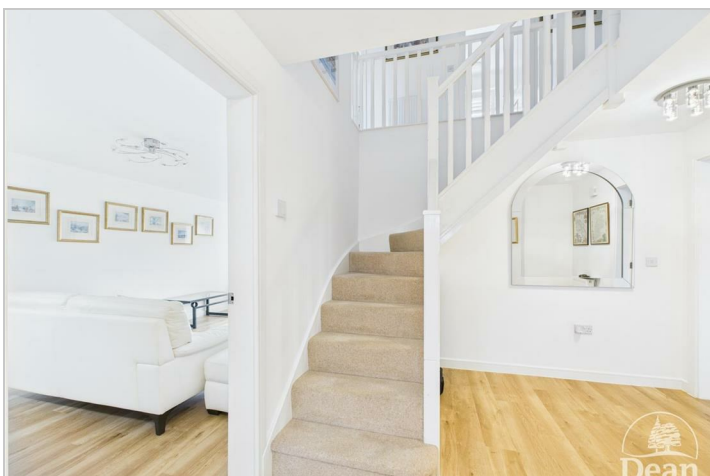
The Detached garage has an up and over door, power and lighting.

## Additional Information:

## 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



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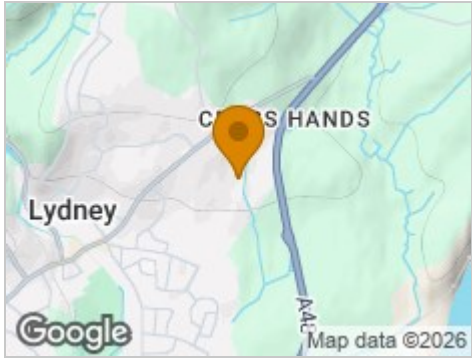
Road Map



Hybrid Map



Terrain Map



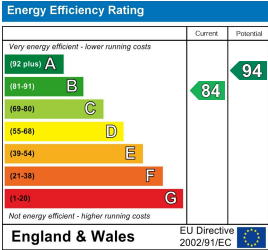
Floor Plan



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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