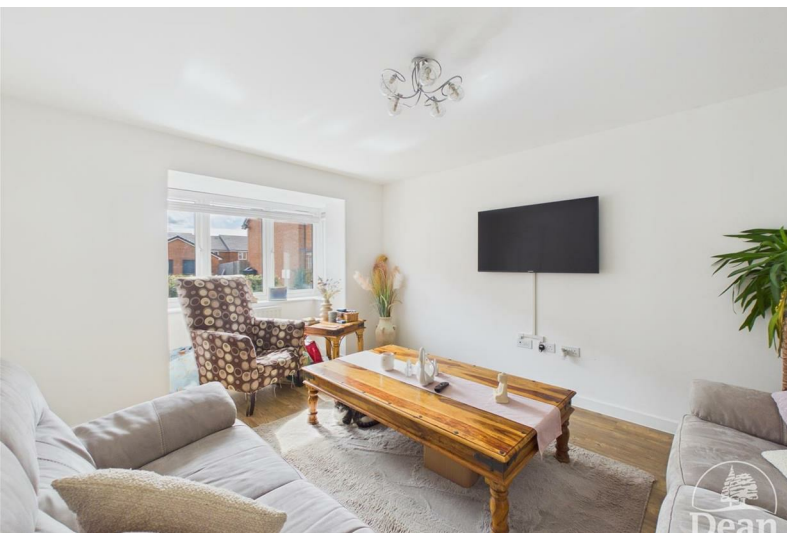




Snowdrop Crescent

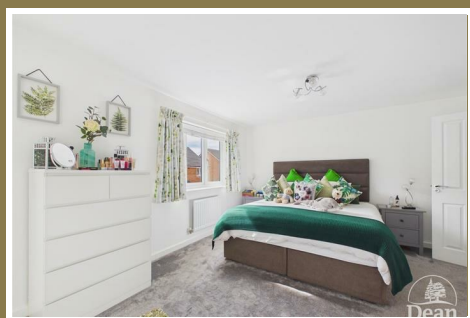
Lydney, GL15 5RD

Offers In Excess Of £343,000



Dean Estate Agents are delighted to offer this exceptional and beautifully presented three bedroom detached family home, finished to a high standard throughout and thoughtfully designed for modern living. The property has been reconfigured by the current owners to create an impressive master suite, incorporating the original fourth bedroom, offering flexibility to reinstate the original four-bedroom layout if required.

Boasting a stunning open-plan kitchen/diner/family room ideal for entertaining, a spacious lounge with bay window, and a stunning landscaped rear garden with a private rear outlook.



The property is accessed via a composite door into:

Entrance Hallway:

4'8 x 13'8 (1.42m x 4.17m)

A spacious and welcoming entrance hall with oak effect flooring, radiator, power points, stairs to first floor landing with feature wall, and under stairs storage cupboard. Doors leading to all ground floor rooms.

W.C:

2'11 x 6'9 (0.89m x 2.06m)

Front aspect UPVC double glazed frosted window, close-coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, radiator.

Lounge:

11'5 x 16 (3.48m x 4.88m)

Front aspect UPVC double glazed bay window allowing plenty of natural light, oak effect flooring, radiator, power points and feature ceiling lighting.

Kitchen/Diner/Family Room:

19'8 x 14'11 (5.99m x 4.55m)

A stunning open-plan space perfect for family living and entertaining. Comprising a range of wall, base and drawer units with worktops, integrated fridge/freezer, dishwasher, built-in electric oven with four-ring gas hob and extractor over, inset sink with mixer tap, power points and spotlights. Rear aspect UPVC double glazed window and patio doors providing access to the garden. Ample space for dining and seating area.

Utility Room:

7'5 x 5'3 (2.26m x 1.60m)

Range of fitted units with worktops, integrated washing machine, space for tumble dryer, cupboard housing the boiler, power points and side aspect UPVC double glazed window.

First Floor Landing:

3'8 x 11'8 (1.12m x 3.56m)

Gallery-style landing with fitted carpet, loft access, airing cupboard, radiator and power points. Doors leading to:

Bedroom One

17'9 x 12'11 (5.41m x 3.94m)

An impressive and spacious master bedroom (formerly two rooms), with two front aspect UPVC double glazed windows, fitted wardrobes, radiator and power points. Door leading to:

En-Suite:

7'3 x 4'6 (2.21m x 1.37m)

Side aspect UPVC double glazed frosted window, walk-in shower with mains shower, close-coupled WC, pedestal wash hand basin, heated towel rail, spotlights and extractor fan.

Bedroom Two:

9'1 x 10'11 (2.77m x 3.33m)

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

Bedroom Three:

10'3 x 7'8 (3.12m x 2.34m)

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

Bathroom:

5'6 x 6'10 (1.68m x 2.08m)

Side aspect UPVC double glazed frosted window, panelled bath with mixer tap and shower attachment, close-coupled WC, pedestal wash hand basin, tiled finish, spotlights and radiator.

Outside:

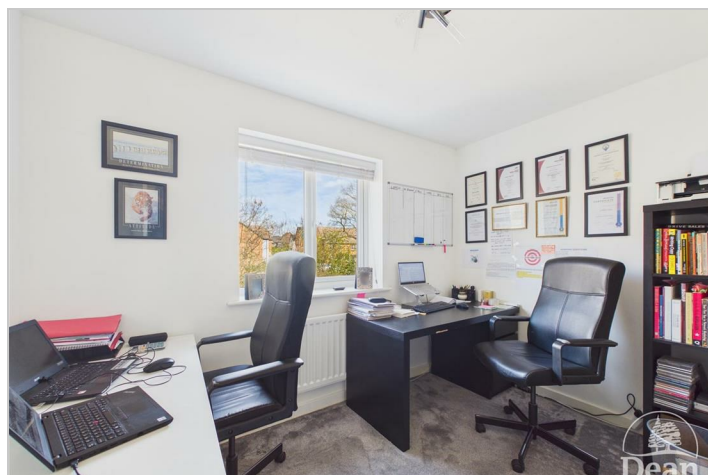
To the front, the property benefits from a

courtyard-style garden with lawn and pathway leading to the entrance, along with a driveway providing off-road parking and EV charging point.

The rear garden has been beautifully landscaped, featuring a large slate patio area ideal for outdoor entertaining, low-maintenance areas with decorative finishes, mature shrub borders, pergola and gated side access.

Garage:

Accessed via up and over door, with power, lighting, rear access door and useful overhead storage space.



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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 before making any decisions to purchase or rent the property and before any costs.

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.

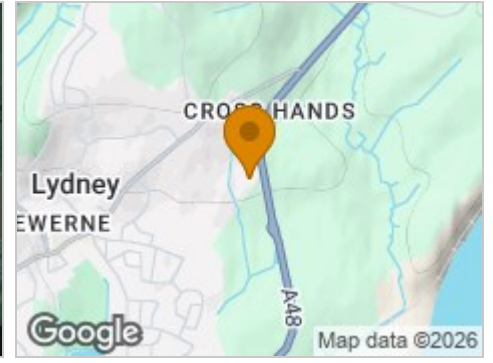
Road Map



Hybrid Map



Terrain Map



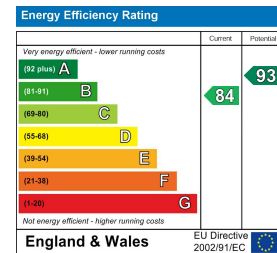
Floor Plan



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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