



Lakeside Avenue

Lydney, Gloucestershire, GL15 5QA

£320,000

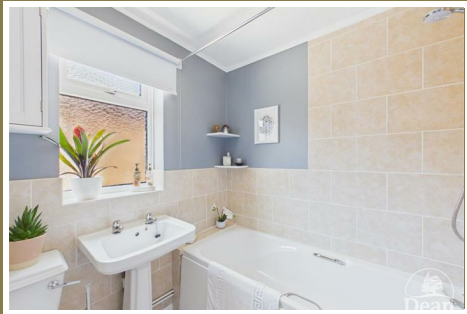


A stunning four bedroom detached bungalow, offering spacious and versatile accommodation throughout and situated within a popular residential location. The property benefits from a large resin driveway providing ample off-road parking for several vehicles and a motorhome, together with a private rear garden and substantial workshop space.

Internally, the property offers a spacious lounge, modern fitted kitchen, versatile bedroom accommodation and a master bedroom benefiting from en-suite facilities. Bedroom two is currently utilised as a snug/lounge area, adding further flexibility to the accommodation.

Outside, the beautifully maintained rear garden enjoys a high degree of privacy and further benefits from a large workshop and garage space.

Lydney is a thriving market town on the edge of the beautiful Forest of Dean, offering an excellent blend of countryside living and everyday convenience. The town benefits from a wide range of amenities including supermarkets, independent shops, cafés, restaurants, schools, doctors' surgeries and leisure facilities. Surrounded by stunning woodland and scenic walks, Lydney is also well placed for access to the Wye Valley and River Severn. For commuters, the town offers a railway station with direct links to Cheltenham, Gloucester and Cardiff, along with excellent road connections to the M4 and M5.



Approached via a partially glazed UPVC door into:

Entrance Hallway:

16'9" x 3'4" (5.12m x 1.03m)

L-shaped entrance hallway comprising radiator, power points, doors leading into all rooms.

Lounge:

20'0" x 10'10" (6.10m x 3.31m)

Large front aspect UPVC double glazed window, feature stone fireplace with electric fire inset, radiators, television point, multiple power points.

Kitchen:

14'7" x 7'2" (4.46m x 2.19m)

Fitted with a range of wall, drawer and base mounted units, built-in oven, five ring gas hob with extractor fan over, one and a half bowl sink and drainer unit with mixer tap over, Worcester combination boiler, space and plumbing for washing machine, dryer and dishwasher, space for fridge/freezer and inset ceiling spotlights, two side aspect UPVC double glazed windows.

Bedroom One:

12'11" x 8'11" (3.94m x 2.73m)

Rear aspect UPVC double glazed window, radiator, power points, door into en-suite.

En-Suite:

5'3" x 7'1" (1.62m x 2.16m)

Walk-in shower with easy wipe panelling, close coupled W.C., wash hand basin with tiled splashbacks, heated towel rail, tiled flooring, extractor fan.

Dining Room/Bedroom Two:

8'10" x 13'0" (2.71m x 3.98m)

Rear aspect door providing access onto the rear garden, radiator, television point, power points. Currently utilised as a snug/lounge area.

Office/Bedroom Three:

10'2" x 7'1" (3.11m x 2.17m)

Side aspect UPVC double glazed window, radiator, power points, internet point, strip lighting.

Storage Room/Bedroom Four:

7'9" x 7'0" (2.38m x 2.14m)

Two side aspect Velux style windows, large built-in storage wardrobe with hanging and shelving options, radiator, further storage space, power points.

Bathroom:

5'11" x 6'5" (1.82m x 1.96m)

Side aspect UPVC double glazed frosted window, panelled bath with taps over and shower attachment, wash hand basin with tap over, close

coupled W.C., radiator, loft access, partially tiled walls.

Outside:

To the front of the property is a stunning resin driveway providing ample off-road parking for several vehicles and a motorhome. There is also a laid to lawn area with floral borders.

The rear garden is private and well maintained, comprising a patio seating area with steps leading up to the main laid to lawn garden. A patio pathway runs through the centre with decorative stone chipping planting areas and raised planters.

Workshop:
26'6" x 8'8" (8.09m x 2.65m)

A substantial brick-built workshop comprising front aspect UPVC double glazed window and side aspect UPVC double glazed frosted window. Benefiting from power, lighting, strip lighting, fitted work benches.

Garage:
12'2" x 8'2" (3.71m x 2.51m)

Accessed via a manual up and over door with power, lighting, side access door.



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. 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, although every effort is made to update photographs at the earliest opportunity. 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 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 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

Bedroom Four/Storage Room
7'0" x 7'9"
2.14 x 2.38 m

En-Suite
7'1" x 5'3"
2.16 x 1.62 m

Bedroom
8'11" x 12'11"
2.73 x 3.94 m

Entrance Hallway
1'03" x 5'12"
1.03 x 5.12 m

Dining Room/Bedroom Two
8'10" x 13'0"
2.71 x 3.98 m

Office/Bedroom Three
7'7" x 10'2"
2.17 x 3.11 m

Kitchen
7'2" x 14'7"
2.19 x 4.46 m

Bathroom
5'11" x 6'5"
1.82 x 1.96 m

Lounge
10'10" x 20'0"
3.31 x 6.10 m

Floor 0 Building 1

Workshop
26'0" x 8'8"
8.09 x 2.65 m

Floor 0 Building 2

Garage
8'2" x 12'1"
2.51 x 3.71 m

Floor 0 Building 3

Approximate total area⁽¹⁾

1144 ft²
106.3 m²

(1) Excluding balconies and terraces

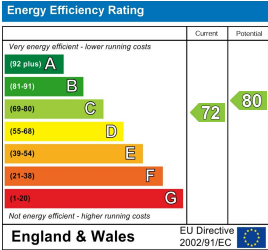
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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



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.