



4 Minerva Walk
Lydney GL15 5NT



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£380,000

A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME enjoying FAR REACHING VIEWS TOWARDS THE RIVER SEVERN to the front and OPEN FIELDS TO THE REAR. The property offers SPACIOUS AND VERSATILE ACCOMMODATION including TWO RECEPTION ROOMS, CONSERVATORY and EN SUITE TO THE PRINCIPAL BEDROOM, alongside DRIVEWAY PARKING and an INTEGRAL GARAGE, all situated in a POPULAR AND CONVENIENT RESIDENTIAL LOCATION.

Lydney, which has existed since Roman times, covers approximately eight square miles of Gloucestershire between the Forest of Dean and the River Severn. The town itself stands on the Gloucester to Chepstow main A48 road and extends south-east down to Lydney Harbour, crossing the Gloucester to Cardiff railway line.

Lydney is a busy industrial centre, with a wide range of business activities, made possible by its easy access to several radiating motorways and the Severn Bridge.

The town has a range of amenities to include shops, post office, banks, two large supermarkets, service station, health centre and sport centre. Lydney is fortunate to have four schools within its bounds Dean Academy (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.



ENTRANCE HALLWAY

13'05 x 6'02 (4.09m x 1.88m)

Accessed via part glazed UPVC door, with radiator, power points and doors leading to the lounge, kitchen, WC and integral garage.

LOUNGE

14'09 x 11'05 (4.50m x 3.48m)

With radiator, power points, television and telephone points, feature fireplace, coving and dado rail, with front aspect UPVC double glazed window and door leading through to the dining room.

DINING ROOM

11'05 x 8'09 (3.48m x 2.67m)

With wood effect flooring, radiator, power points and coving, with sliding UPVC double glazed doors opening into the conservatory.

CONSERVATORY

10'07 x 9'05 (3.23m x 2.87m)

With electric radiator, power points and UPVC double glazed windows to side and rear, with double doors opening onto the garden.

KITCHEN

14'04 x 8'09 (4.37m x 2.67m)

Fitted with a range of base, wall and drawer mounted units, one and a half bowl single drainer ceramic sink unit with mixer tap, integrated oven, four ring gas hob with extractor hood above, space and plumbing for dishwasher and space for fridge and freezer, with radiator, part tiled walls, rear aspect UPVC double glazed window and door to understairs storage cupboard.

UTILITY ROOM

5'07 x 5'03 (1.70m x 1.60m)

With base units, rolled edge worktops, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, wall mounted Glow Worm boiler, power points and rear aspect UPVC double glazed frosted window.





CLOAKROOM

4'07 x 2'09 (1.40m x 0.84m)

Comprising WC and wall mounted wash hand basin with tiled splashback, radiator and side aspect UPVC double glazed frosted window.

FIRST FLOOR LANDING

With power points, airing cupboard and access to loft space.

BEDROOM ONE

11'08 x 11'05 (3.56m x 3.48m)

With built-in wardrobes, radiator, power points and front aspect UPVC double glazed window enjoying views towards the River Severn, with door to:

ENSUITE

6'04 x 5'10 (1.93m x 1.78m)

Comprising shower, vanity wash hand basin and WC, heated towel rail, part tiled walls and front aspect UPVC double glazed frosted window.

BEDROOM TWO

11'10 x 11'01 (3.61m x 3.38m)

With radiator, power points and front aspect UPVC double glazed window with far reaching views towards the River Severn.

BEDROOM THREE

8'11 x 8'04 (2.72m x 2.54m)

With radiator, power points and rear aspect UPVC double glazed window overlooking fields.

BEDROOM FOUR

8'09 x 7'08 (2.67m x 2.34m)

With radiator, power points, storage cupboard and rear aspect UPVC double glazed window overlooking fields.

BATHROOM

6'11 x 5'07 (2.11m x 1.70m)

White suite comprising panelled bath, pedestal wash hand basin and WC, with radiator, part tiled walls and rear aspect UPVC double glazed frosted window.

OUTSIDE

The property benefits from a driveway providing off road parking for two vehicles, with access to the integral garage. There is gated access to the rear garden.

A well presented and enclosed rear garden mainly laid to lawn, complemented by patio and seating areas ideal for outdoor entertaining. The garden enjoys a good degree of privacy and backs onto open fields, creating a pleasant outlook.

GARAGE

7'10 x 17'06 (2.39m x 5.33m)

Accessed via an up and over door, with power, lighting and personal door in to the house.

SERVICES

Mains Gas, Drainage, Water and Electricity.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - To be Advised.

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.





VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

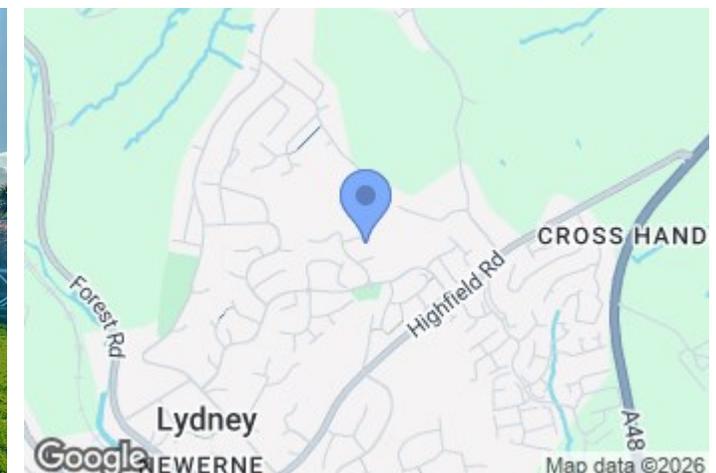
From the Coleford office proceed down to the traffic lights turning right onto Old Station Way, continue out of Coleford heading towards Sling sign posted to Bream. Continue left onto Bream Avenue until reaching the town of Lydney. Upon reaching the High Street take a left turning at the T junction continuing through town proceeding up the hill onto Highfield Road. Take the left turning into Centurion Road, upon reaching the round about turn right in Augustus Way following the road to the end turning into Minerva Walk where the property can be found on the left hand side.

PROPERTY SURVEYS

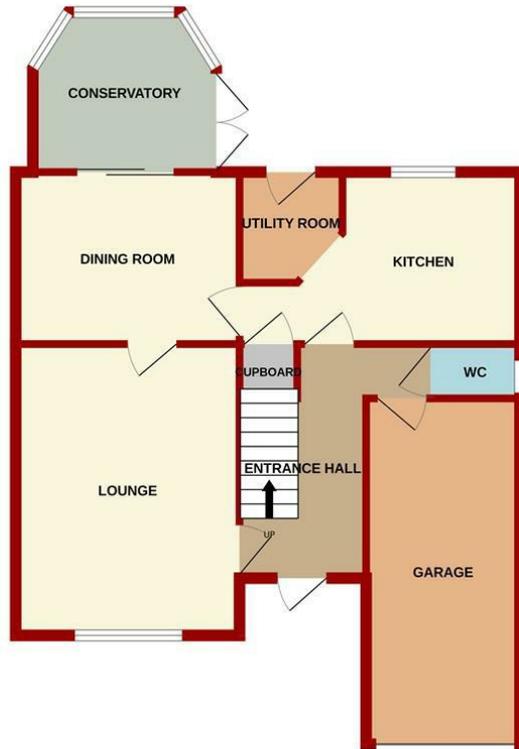
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-64) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-64) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		





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