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Smithville Close

St. Briavels, Lydney, GL15 6TN

£289,950

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An attractive & well-presented three bedroom semi-detached family home, offering spacious & versatile accommodation, ample off-road parking & a beautifully maintained, low-maintenance rear garden. The property has been lovingly cared for, creating a bright & welcoming home ideal for families & first-time buyers.

The entrance porch leads into the hallway, providing access to the ground floor accommodation. The kitchen is fitted with a range of cream base units & contrasting dark wall cupboards, wood-effect worktops, tiled splashbacks & space for appliances. There is a generously proportioned lounge/dining room, offering a comfortable space for relaxing & entertaining & provides an excellent space for family meals, with French doors opening directly onto the garden. An office/snug completes the ground floor & could be used as an additional bedroom.

Upstairs are three well-proportioned bedrooms, offering flexibility for family members, guests or home working. The modern family shower room features stylish marble-effect tiling, a corner shower enclosure, W.C. & vanity wash hand basin. A boarded loft space with roof velux windows provides valuable additional storage.

Externally, the property benefits from a generous driveway providing ample off-road parking, complemented by gravelled borders & established planting. The enclosed rear garden has been thoughtfully landscaped for low-maintenance enjoyment, featuring an artificial lawn, colourful planting & paved seating areas. A covered pergola creates a delightful space for outdoor dining & entertaining, while useful outdoor storage adds further practicality.

This lovely home combines generous living accommodation with attractive outdoor spaces, making it an excellent opportunity for a variety of purchasers.







Approached via a part double glazed composite door into:

Entrance Porch:

6'0" x 2'7" (1.83m x 0.80m)

UPVC double glazed frosted window to front aspect, space for coats, bags and shoes, kio carpet, door to entrance hallway.

Entrance Hallway:

7'8" x 5'10" (2.35m x 1.80m)

Double panelled radiator, power & lighting, door to lounge, opening to kitchen.

Lounge/Dining Room:

19'4" x 12'10" (5.90m x 3.93m)

Double panelled radiator, TV point, understairs cupboard, UPVC French patio doors leading to the garden, UPVC double glazed window to front, smoke alarm, stairs to first floor landing.

Kitchen:

10'10" x 9'5" (3.31m x 2.88m)

A range of base units, wall units & drawers, rolled edge worktops, single bowl single drainer ceramic sink unit with mixer tap above, electric cooker, space & plumbing for washing machine, dishwasher, space for fridge/freezer, oil fired Worcester boiler, laminate flooring, partly tiled walls, power & spotlights, airing cupboard, spotlights, storage cupboard, UPVC double glazed window to rear aspect.

Office/Snug:

11'5" x 6'11" (3.50m x 2.11m)

Two double glazed velux windows, UPVC double glazed door leading to rear garden, double panelled radiator, power & spotlights, UPVC double glazed frosted window to rear aspect, UPVC double glazed frosted door to front, door to utility cupboard.

Storage Cupboard:

2'10" x 2'0" (0.87m x 0.61m)

Power and lighting.

First Floor Landing:

7'2" x 2'4" (2.19m x 0.73m)

Doors to all bedrooms & bathroom, lighting, smoke alarm.

Bedroom One:

10'2" x 10'0" (3.11m x 3.07m)

UPVC double glazed window to rear aspect, power & lighting, double panelled radiator, TV point.

Bedroom Two:

9'6" x 8'10" (2.91m x 2.71m)

UPVC double glazed window to front aspect, power & lighting, double panelled radiator.

Bedroom Three:

13'5" x 6'2" (4.11m x 1.89m)

UPVC double glazed windows, power & lighting, double panelled radiator, door to large storage cupboard, access with pull down ladder to a fully boarded loft area with lighting, smoke alarm & two Velux windows; this is ideal for storage or other use.

Shower Room:

8'11" x 5'6" (2.73m x 1.68m)

A newly renovated shower room with corner shower cubicle with a shower off the mains, partly tiled walls, W.C., vanity unit with inset wash hand basin & drawer below, spotlights, laminate flooring, heated towel rail, frosted double glazed window to rear aspect.

Attic Room:

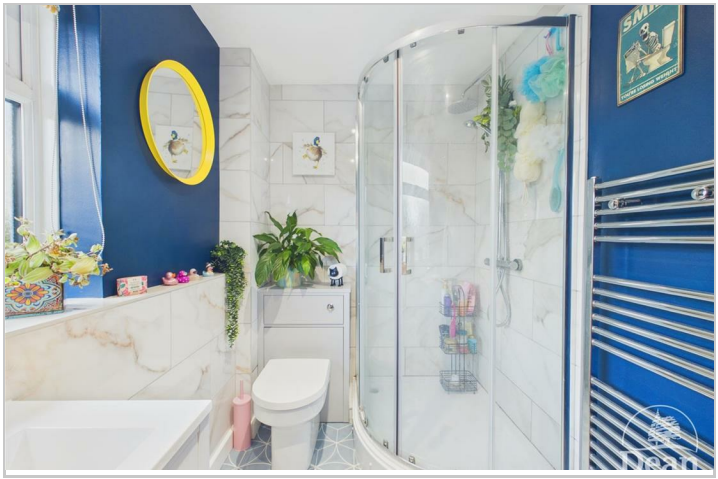
19'6"x 13'1" (5.95mx 4.00m)

Potential for conversion to a fourth bedroom, office or playroom (subject to the necessary planning permission). Fully boarded, two velux windows, power & lighting, smoke alarm.

Outside:

Externally, the property benefits from a generous driveway providing ample off-road parking, complemented by gravelled borders, established shrubs & attractive planting, creating a welcoming approach.

To the rear is a beautifully presented, fully enclosed garden, thoughtfully designed for low-maintenance living & outdoor entertaining. The garden features an attractive artificial lawn, colourful flower beds, decorative gravel borders & a variety of established plants & shrubs. Generous paved patio areas provide excellent space for outdoor dining & relaxation, with a covered pergola creating a delightful seating area, ideal for enjoying the garden throughout the warmer months. Further benefits include useful outdoor storage & a good degree of privacy, making this a wonderful space for both entertaining & everyday enjoyment.



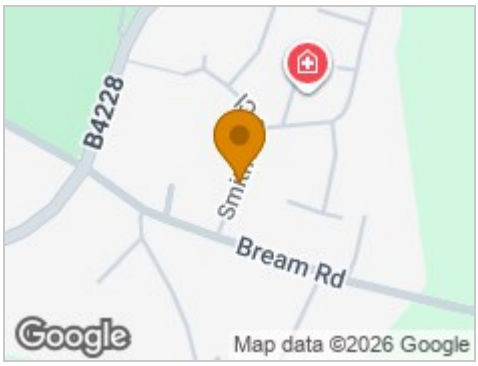






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Road Map



Hybrid Map



Terrain Map



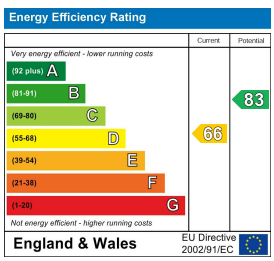
Floor Plan



Viewing

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Energy Efficiency Graph



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