Dean
ESTATE AGENTS

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Bream

Lydney, Gloucestershire, GL15 6JY

£400,000

4 2 1 B





A beautifully presented family home offering spacious & contemporary accommodation throughout, complemented by an attractive woodland backdrop.

Upon entering the property, a welcoming entrance hallway leads to an impressive lounge with ample space for both relaxing & dining, benefiting from French doors opening onto the rear garden. The spacious & modern kitchen/dining room boasts an extensive range of high-gloss cabinetry, integrated ovens, a gas hob & a substantial central island incorporating a breakfast bar, creating the perfect space for everyday family living & entertaining. The ground floor further benefits from a separate utility room & cloakroom.

Upstairs, a generous landing provides access to four well-proportioned bedrooms, including an impressive master bedroom featuring its own en-suite shower room & French doors opening onto a Juliet balcony, enjoying delightful views towards the surrounding woodland. The remaining bedrooms are served by a contemporary family bathroom comprising both a bath & separate shower enclosure.

Externally, the property benefits from a low-maintenance rear garden, predominantly laid to patio with established planted borders and attractive wrought iron railings overlooking the woodland beyond, providing a lovely setting for outdoor dining, entertaining & relaxation. To the front of the property is a generous gravelled driveway providing ample off-road parking for multiple vehicles, alongside a useful storage shed. The attractive front garden is predominantly laid to lawn, enclosed by wooden fencing with a paved pathway leading to the front entrance. There are raised planting borders, established shrubs & ample space for outdoor seating & children's play equipment, with gated access to either side of the property.

Beautifully maintained & tastefully decorated throughout, this property offers an excellent opportunity for those seeking a spacious, modern family home in an attractive setting.







Approached via a composite front door into:

Entrance Hallway:
16'7" x 6'8" (5.06m x 2.05m)
Obscured UPVC side window, spotlights, wood laminate flooring, stairs to first floor landing, BT point, power, doors to lounge & kitchen/dining room.

Lounge:
23'11" x 12'7" (7.30m x 3.85m)
UPVC double glazed window, UPVC double glazed patio doors to rear, UPVC double glazed side windows, wood laminate flooring, two radiators, power & lighting.

Kitchen/Dining Room:
17'7" x 17'2" (5.37m x 5.24m)
Two UPVC double glazed windows to the rear aspect, a range of base units & wall units, marble-effect laminate worktops, upstands, one & a half bowl stainless steel sink with mixer tap, integrated double oven, integrated dishwasher, integrated fridge/freezer, five-ring gas hob with splashback, chimney-style extractor, an island for additional storage including baskets and a wine rack with a wooden worktop and breakfast bar. Spotlights, under-lighting, tiled flooring, radiators, door to utility room.

Utility Room:
7'0" x 6'7" (2.15m x 2.02m)
UPVC double glazed window to the front, glazed door to side access, high gloss grey base units, rolled-edge worktops with upstands, space &plumbing for a washing machine & tumble dryer, tiled flooring, spot lighting, extractor fan, radiator, power, wall-mounted gas central heating boiler, door to cloakroom.

Cloakroom:
6'7" x 2'11" (2.01m x 0.91m)
Low level W.C., vanity unit with inset wash hand basin with mixer tap, tiled flooring, heated towel rail, spot lighting, extractor fan, mirrored wall-mounted cabinet.

First Floor Landing:
14'2" x 6'4" (4.34m x 1.95m)
Storage cupboard, radiator, power & spotlighting, loft access, wall-mounted heating controls, doors to all bedrooms & bathroom.

Bedroom One:
12'6" x 11'5" (3.82m x 3.48m)
UPVC double glazed doors opening onto a Juliet-style balcony with woodland views, two radiators, power & lighting, mirrored fitted wardrobe with extensive hanging space & shelving, door to en-suite.

En-Suite:
7'10" x 3'11" (2.40m x 1.20m)
Low level W.C., vanity unit with inset wash basin with mixer tap, double walk-in shower with glazed screen & door, tiled flooring, aqua board splashbacks, chrome heated towel rail, spotlighting.

Bedroom Two:
12'11" x 10'5" (3.94m x 3.19m)
UPVC double glazed window, radiator, power & lighting.

Bedroom Three:
12'11" x 10'5" (3.94m x 3.19m)
UPVC double glazed window, radiator, power & lighting.

Bedroom Four:
12'11" x 7'11" (3.96m x 2.42m)
UPVC double glazed window, radiator, power & lighting.

Bathroom:
8'6" x 7'7" (2.60m x 2.32m)
Low level W.C., panelled bath with mixer taps & shower attachment, vanity unit with inset hand wash basin, corner shower with glazed doors & power shower, tiled flooring, combination of tiled & aqua board splashbacks, spotlighting, extractor fan, mirrored wall-mounted storage unit.

Outside:
To the front of the property, a shared driveway leads to a generous gravelled parking area providing off-road parking for two vehicles. The attractive front garden is predominantly laid to lawn, enclosed by a combination of timber fencing & wooden fencing, complemented by established shrubs & planted borders. A paved pathway leads to the front entrance, with gated access to both sides of the property.

The beautifully landscaped rear garden enjoys a delightful woodland backdrop, offering a peaceful & picturesque setting. Designed with low-maintenance living in mind, the garden features an extensive paved patio providing ample space for outdoor dining, entertaining & relaxing, complemented by attractive raised flower beds, decorative gravel borders, outdoor lighting & external power points. Enclosed by timber fencing & iron railings, the garden also benefits from gated access directly into the adjoining woodland, ideal for those who enjoy countryside walks & the outdoors.

AML/ID & Source of Funds Check:
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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.

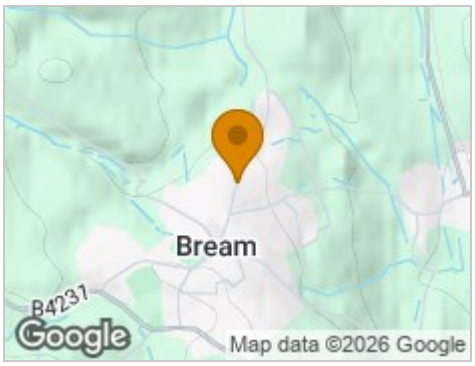
Road Map



Hybrid Map



Terrain Map



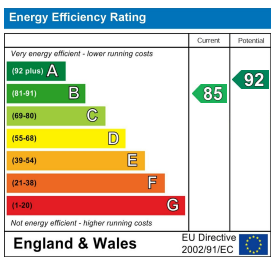
Floor Plan



Viewing

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on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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