Dean
ESTATE AGENTS

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# Ash Way

Woolaston, Lydney, GL15 6QA

£450,000

3 1 2





Situated in the ever-popular location of Ashway, Wollaston, this beautifully presented three-bedroom detached bungalow offers spacious and well-arranged accommodation, with a particularly appealing layout and impressive outside space. Internally, the property features a generous lounge with a bay-fronted window and double doors opening into the separate dining room, alongside a well-proportioned kitchen, utility room and three bedrooms. The property also benefits from a shower room and separate WC, together with useful additional storage space.

Outside, there is a generous driveway providing ample off-road parking, while the attractive rear garden offers a combination of patio and lawned areas, established floral borders and a covered pergola seating area. A real highlight is the open outlook from the rear garden towards the Severn Bridge and surrounding fields.







## Entrance Hallway:
13'10 x 3'5 (4.22m x 1.04m)
Partially glazed UPVC entrance door leading into a spacious entrance hallway, with radiator, power points, useful storage cupboard and loft access. Doors leading to the principal rooms.

## Lounge:
15 x 14'9 (4.57m x 4.50m)
Front-aspect UPVC double-glazed bay window, electric feature fireplace with surround, power points and television point. Double doors providing access through to the dining room.

## Bedroom One:
9'6 x 13'11 (2.90m x 4.24m)
Rear aspect UPVC double-glazed window, radiator, power points and built-in wardrobe space.

## Bedroom Two:
11'9 x 14'9 (3.58m x 4.50m)
Front-aspect UPVC double-glazed leaded window, radiator, power points, television point and built-in wardrobe space.

## Shower Room:
5'7 x 9'11 (1.70m x 3.02m)
Rear-aspect frosted UPVC double-glazed window, close-coupled WC, wash hand basin with taps, radiator and large double walk-in shower with electric shower over.

## Bedroom Three:
7'10 x 10 (2.39m x 3.05m)
Rear-aspect UPVC double-glazed window, radiator and power points.

## Dining Room:
9'1 x 13'10 (2.77m x 4.22m)
Rear-aspect UPVC double-glazed patio doors providing access to the rear garden, radiator and power points. Double doors leading through to the lounge, with further access into the kitchen.

## Kitchen:
7'10 x 19'6 (2.39m x 5.94m)
A good-sized, well-proportioned room featuring two side-aspect UPVC double-glazed windows, a range of wall and base units and a one-and-a-half bowl sink and drainer with mixer tap. Built-in dishwasher, space for an oven, built-in extractor fan and space for a large American-style fridge/freezer. Inset ceiling spotlights, floor-level heater, radiator and power points. Two useful storage cupboards, one providing larder storage and the other fitted with shelving. Frosted side-aspect UPVC double-glazed door providing access to the side of the property.

## Utility Room:
7'9 x 7'5 (2.36m x 2.26m)
Side-aspect UPVC double-glazed window, Worcester oil-fired boiler, space for a washing machine and tumble dryer, a range of base and wall-mounted units.

## WC:

4'11 x 3'1 (1.50m x 0.94m)

Side-aspect frosted UPVC double-glazed window, close-coupled WC, wash hand basin with taps and radiator.

## Garage/Storage Room:

8'2 x 9'3 (2.49m x 2.82m)

The original garage has been partially converted to provide an additional storage room, with power points and useful storage shelving.

## Outside:

To the front of the property is a generous driveway providing ample off-road parking, alongside a lawned area and pathway leading to the front entrance. Gated side access is available along both sides of the bungalow, leading through to the rear garden. The rear garden is a particularly attractive feature, with a large patio area and covered pergola providing an ideal space for outdoor seating and entertaining. A pathway continues through the garden towards the garden shed and oil tank, before opening onto a further lawned area with several established floral borders. The garden is enclosed by fencing and enjoys a lovely degree of privacy, with a particularly impressive open outlook towards the Severn Bridge and surrounding fields.









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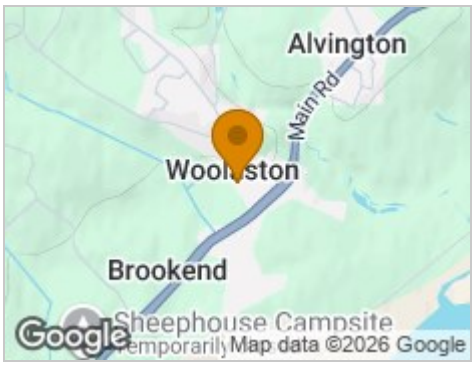
## Road Map



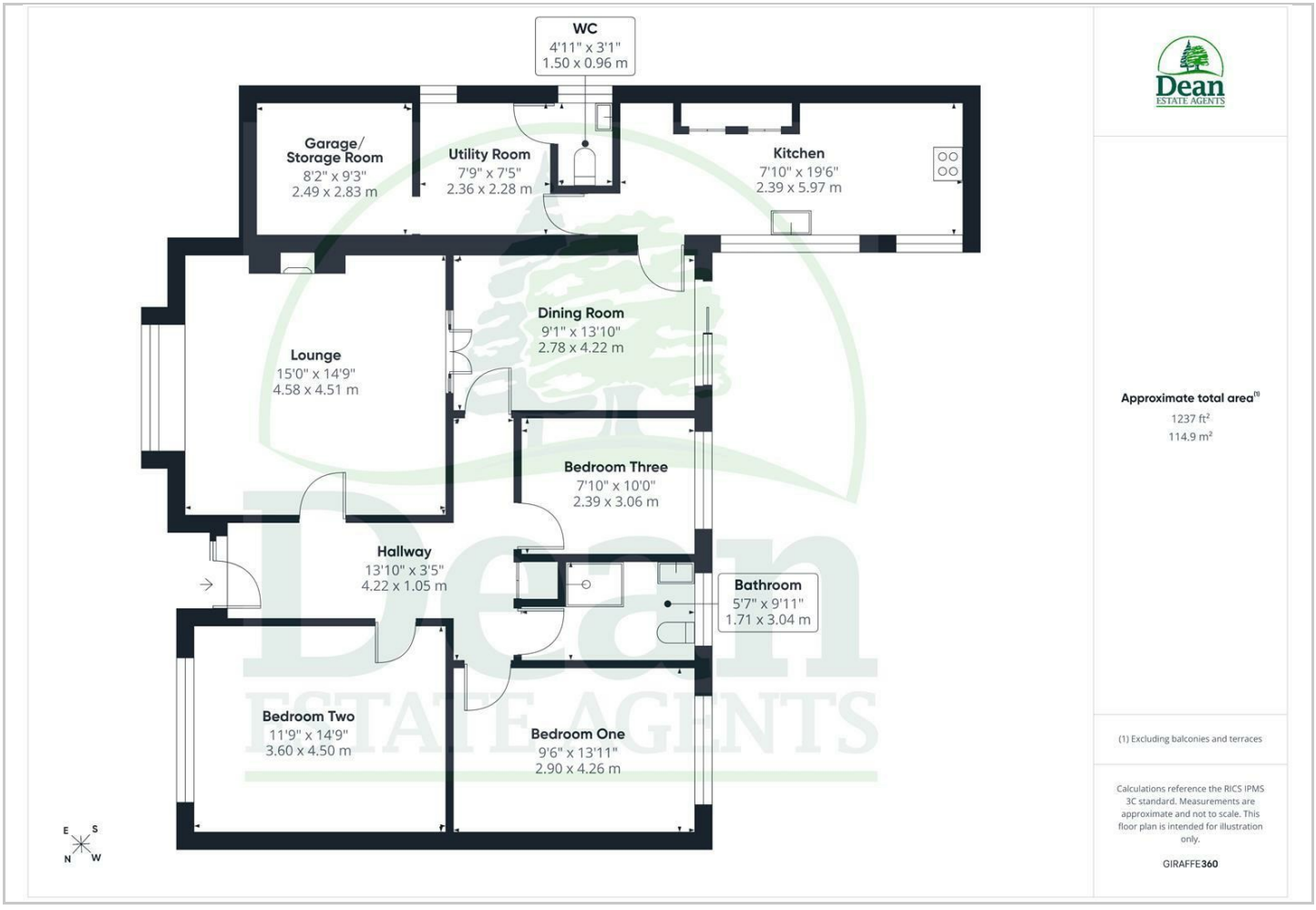

## Hybrid Map




## Terrain Map



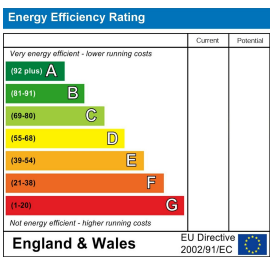

## Floor Plan




## Viewing

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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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