



## Rosevale Upper Lydbrook

, Lydbrook, GL17 9LQ

£290,000



A beautifully presented and deceptively spacious detached bungalow, set on a generous plot and enjoying a peaceful, semi-rural position with attractive outlooks towards surrounding woodland.

The property offers well-balanced accommodation throughout, with a bright and welcoming lounge featuring large sliding doors that open directly onto the garden, allowing for plenty of natural light and a seamless connection to the outdoors. The modern kitchen/dining room is a real highlight, fitted with a range of contemporary units and ample worktop space, with plenty of room for a dining table and direct access through to a useful covered veranda—perfect for additional seating or entertaining space all year round. There are well-proportioned bedrooms, all presented in neutral décor, along with a clean and functional family bathroom fitted with a white suite and shower over bath. Externally, the property truly excels. The front provides ample off-road parking with a large gravelled driveway, while the rear garden is mainly laid to lawn and enjoys a high degree of privacy, bordered by mature trees and greenery. The garden also benefits from patio and seating areas, ideal for relaxing or entertaining, with the backdrop of woodland creating a tranquil setting. Further benefits include a covered outdoor area/conservatory space, pleasant elevated positioning, and a layout that would suit a variety of buyers including families, downsizers, or those looking for single-storey living in a scenic location.

The property is located in Upper Lydbrook, where you can enjoy woodland walks right at your doorstep. Additionally, there is a public house, a convenience store, and bus stops in close proximity. The charming town of Ross-on-Wye is just 7.3 miles away, while the popular town of Coleford is only 4.1 miles distant.



Approached via double glazed front door into:

#### Entrance Hallway:

Access to the insulated loft space, storage cupboards, smoke alarm, a digital thermostat, power and lighting, double glazed window to rear aspect, a double panelled radiator, doors to the lounge, kitchen, bedrooms and bathroom.

#### Lounge:

15'11" x 11'8" (4.86m x 3.58m)

Double glazed patio doors to front aspect, double glazed window to rear aspect, a double panelled radiator, coved ceilings, smoke alarm, TV and sky point, a dimmer switch, power and lighting, door to the kitchen.

#### Kitchen:

15'11" x 9'10" (4.86m x 3.02m)

A modern fitted kitchen comprising of base units, wall units and drawers, worktop, one and a half stainless steel sink with drainer unit, a gas cooker, laminate flooring, an extractor hood with lighting, the mains consumer unit, a double panelled radiator, power and lighting, space for a fridge/freezer, double glazed frosted door to the rear garden, double glazed window to front aspect, UPVC double glazed French doors to the conservatory.

#### Lean to Conservatory:

14'2" x 8'3" (4.34m x 2.54m)

Aluminium framed with laminate flooring, doors to the rear garden, power and lighting.

#### Bedroom One:

15'10" x 11'10" (4.85m x 3.62m)

Double glazed windows to the front and side aspect, a double panelled radiator, coved ceilings, power and lighting.

#### Bedroom Two:

12'7" x 9'4" (3.84m x 2.85m)

Double glazed window to front aspect, a double panelled radiator, a built in mirrored double wardrobe, power and lighting.

#### Bathroom:

6'10" x 5'5" (2.10m x 1.66m)

A white bathroom suite comprising of W.C., wash hand basin, a panelled bath with an electric shower over and glass screen, partly tiled walls, double panelled radiator, coved ceilings, tiled flooring, double glazed frosted window to rear aspect.

#### Outside:

The property sits on a generous and well-maintained plot, enjoying an elevated position with pleasant outlooks across surrounding greenery and woodland.

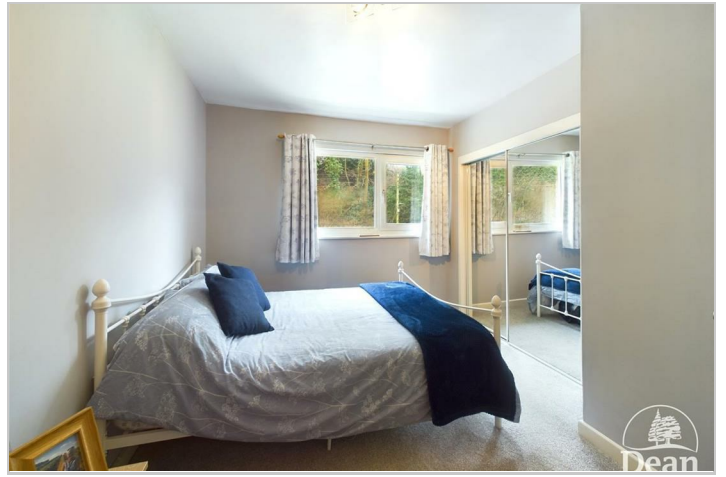
To the front, a large gravelled driveway provides ample off-road parking for multiple vehicles, bordered by smart retaining walls and complemented by steps with timber handrails leading up to the main entrance. The frontage is both practical and low maintenance, offering a clean and welcoming approach.

To the rear, the garden is a standout feature—predominantly laid to lawn and beautifully framed by mature trees, shrubs, and established planting, creating a private and tranquil setting. A patio and seating area sit directly outside the property, ideal for outdoor dining and entertaining, while the garden gently extends to provide a spacious and versatile outdoor space.

The property itself is attractively presented with a mix of rendered and stone-effect elevations, enhanced by decorative planting and hanging baskets. A useful covered veranda/conservatory area runs along part of the rear, offering sheltered outdoor space that can be enjoyed year-round.

Overall, the outside space perfectly complements the home, combining practicality with a peaceful, scenic backdrop.

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## Road Map



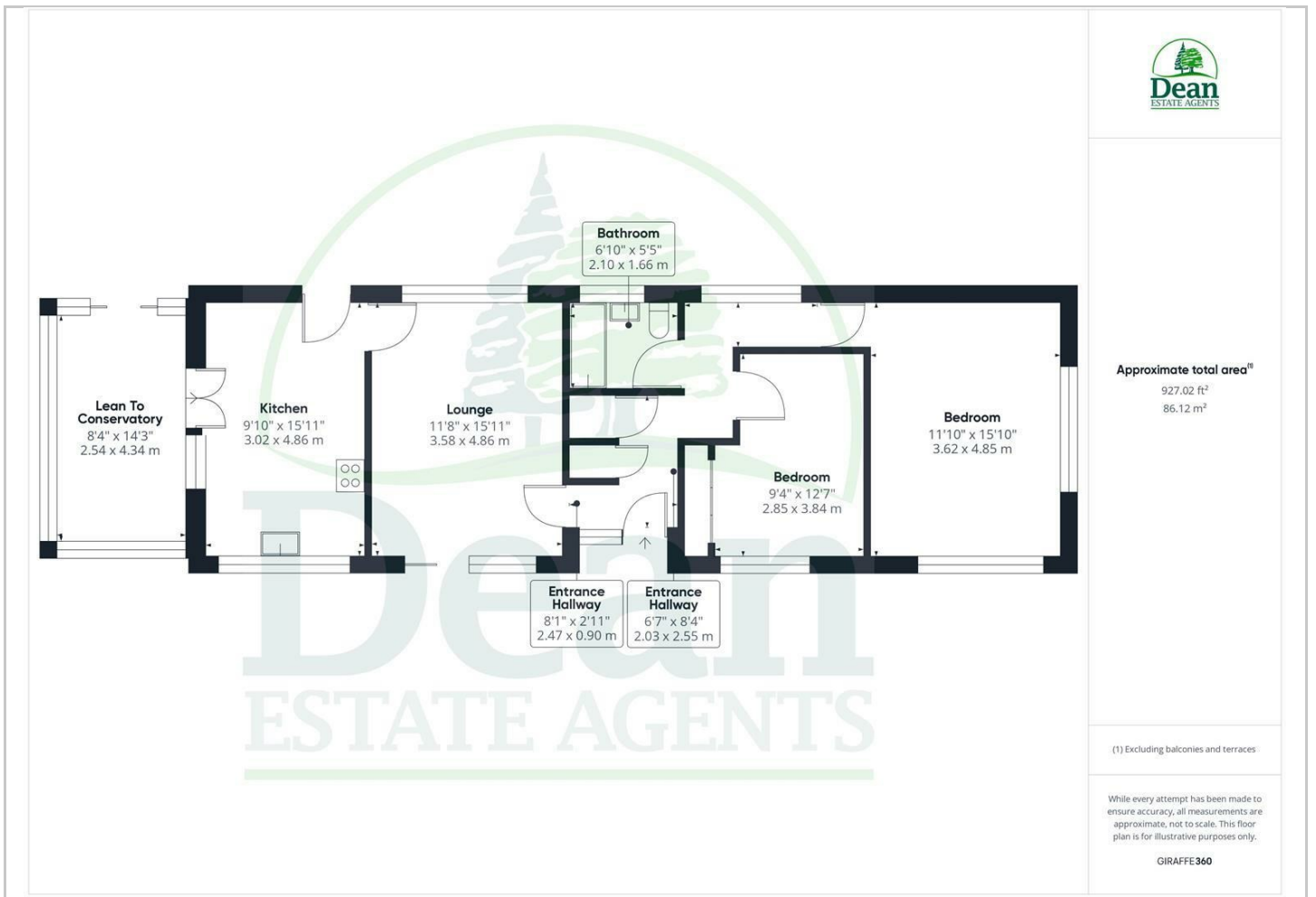
## Hybrid Map



## Terrain Map



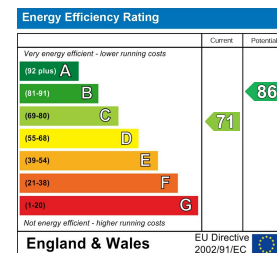
## Floor Plan



## Viewing

Please contact our Coleford Office 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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