



## Council Villas

Worrall Hill, Lydbrook, Gloucestershire, GL17 9QE

£265,000

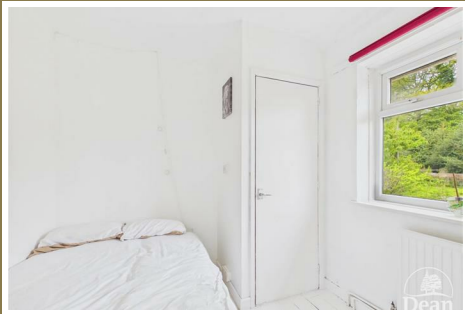


A well-proportioned family home set on a generous plot, offering excellent outdoor space and exciting potential. The property enjoys a sizeable garden with patio area, steps leading to a further section of lawn, and access through to an additional plot backing onto greenery, creating a fantastic sense of space and privacy. A useful outbuilding provides further storage or workshop potential.

Internally, the accommodation comprises an entrance hallway leading to a bright and spacious lounge featuring a fireplace, along with a separate dining room enjoying pleasant outlooks over the garden. The kitchen is fitted with a range of units and provides direct access outside, adding to the home's practicality. To the first floor are three well-proportioned bedrooms, all benefiting from good natural light, alongside a family bathroom and separate W.C.

This is a fantastic opportunity to acquire a home with generous gardens, versatile space and scope to enhance, all set within a well-established residential setting.

The property is situated in Worrall Hill where you will find fantastic woodland walks on your doorstep and a community social club with a playground & recreation field. You are just a short drive away from the village of Lydbrook where you will find two free houses, a convenience store, great bus links, a school and much more.



Approached via composite front door into:

**Entrance Hallway:**  
5'4" x 4'10" (1.65m x 1.48m)  
Doors to lounge & dining room, stairs to first floor landing, single panelled radiator, power & lighting.

**Lounge:**  
13'9" x 11'9" (4.21m x 3.59m)  
Double glazed window to front aspect, feature fireplace, power & lighting.

**Storage Cupboard:**  
7'10" x 2'11" (2.41m x 0.91m)  
Walk in storage cupboard, window to rear aspect, power & lighting.

**Dining Room:**  
13'4" x 12'0" (4.07m x 3.66m)  
Two double glazed windows to front and side aspects, single panelled radiator, power & lighting.

**Kitchen:**  
13'3" x 6'5" (4.06m x 1.96m)  
A range of base units, wall units & drawers, worktop, one and a half stainless steel sink with drainer unit, space for oven, vinyl flooring, space & plumbing for washing machine, tiled splashbacks, power & lighting, double glazed window to rear aspect, door to pantry.

**First Floor Landing:**  
11'10" x 6'0" (3.61m x 1.84m)  
Loft access, doors to all bedrooms, W.C. & bathroom, double glazed window to rear aspect, smoke alarm, power & lighting.

**Bedroom One:**  
12'7" x 10'1" (3.84m x 3.09m)  
Double glazed window to front aspect, single panelled radiator, storage cupboard, power & lighting.

**Bedroom Two:**  
12'0" x 9'0" (3.67m x 2.75m)  
Double glazed window to front aspect, single panelled radiator, power & lighting, storage cupboard.

**Bedroom Three:**  
8'11" x 8'1" (2.73m x 2.48m)  
Double glazed window to rear aspect, storage cupboard, single panelled radiator, power & lighting.

**Bathroom:**  
5'11" x 4'3" (1.81m x 1.30m)  
Panelled bath with shower over, wash hand basin, partly tiled walls, vinyl flooring, single panelled radiator, frosted double glazed window to rear aspect, lighting.

W.C.:  
4'5" x 2'7" (1.36m x 0.79m)

W.C., single panelled radiator, vinyl flooring, frosted double glazed window to rear aspect.

**Outside:**

The property is set back from the road, enjoying a generous front garden with a lawned area and a pathway leading to the entrance. There is off-road parking available to the side, while the elevated position provides a pleasant outlook over the surrounding area.

To the rear, the property benefits from a substantial garden, offering excellent potential for those looking to create a fantastic outdoor space. A patio seating area sits directly to the rear of the house, ideal for outdoor dining, with steps leading up to a larger

garden area which is mainly laid to lawn and sectioned into various areas, perfect for keen gardeners or those looking for space to grow.

The garden is enclosed by fencing and mature greenery, providing a good degree of privacy, and also features useful outbuildings and storage sheds. Overall, the outside space offers great scope and versatility, making it ideal for families or buyers looking to put their own stamp on the property.

**Outbuilding:**  
11'4" x 5'8" (3.46m x 1.73m)



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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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