



Old Dairy Way, Lydney, GL15 6NN

£425,000





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# The Jaywick Old Dairy Way

Lydney, GL15 6NN

- 4 Bedroom Home
- Separate Sitting Room
- Downstairs Cloakroom
- En-suite to Bedroom 1
- Single Garage & Off-Road Parking
- Large Open Plan Kitchen / Dining
- Spacious Study
- Family Bathroom
- Built-in Wardrobes to Bedroom 1
- Energy Efficient Materials Throughout

The Jaywick offers an open plan kitchen dining room , a useful home office ideal for home working and a living room with patio doors to the garden. Upstairs you have three double bedrooms , the master bedroom being en-suite and a family bathroom making this an ideal home for young families The property also has a single garage and parking.



House Specification:

Kitchen:

Appliances:

Bedrooms:

Bathrooms:

Heating/Energy Efficiency:

Electrical:

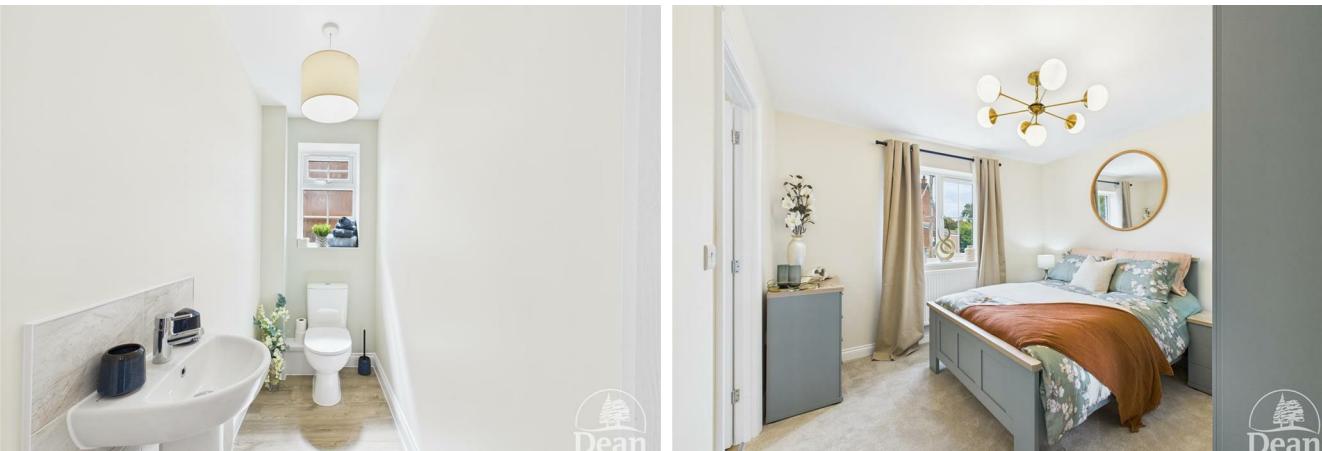
Internal Finishes:

External Finishes:

Please note:

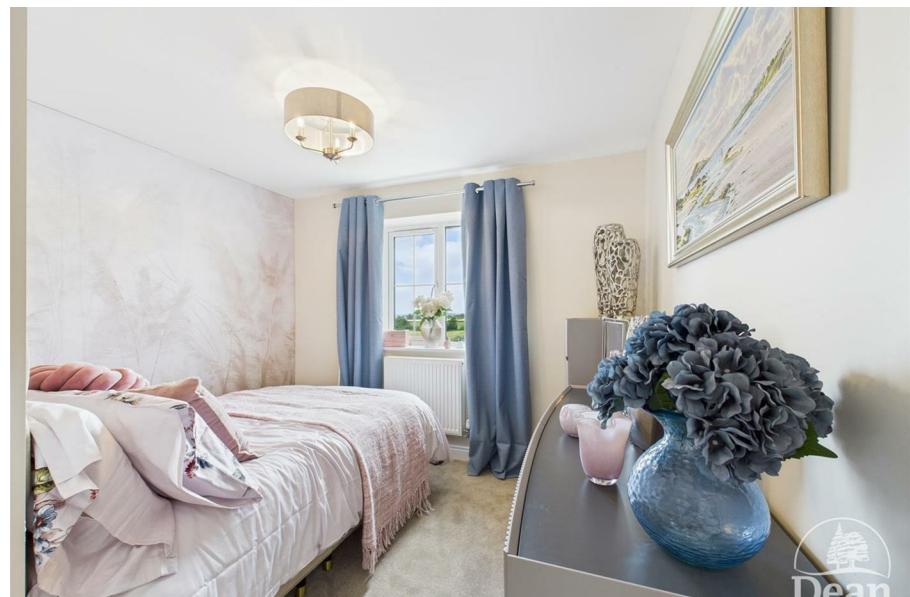
Agents Note:

GDPR:





Directions





## Floor Plans



# THE JAYWICK

FLOOR PLAN

**ROOM**

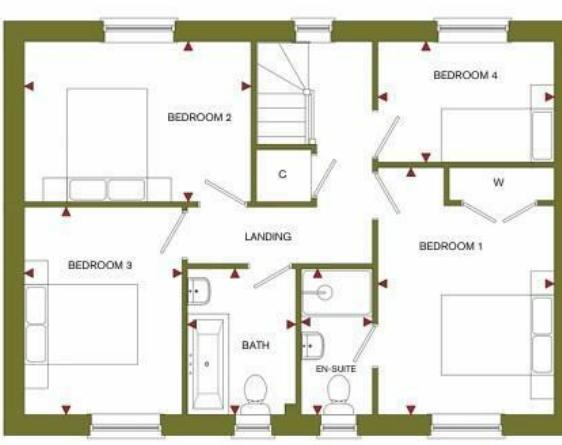
Living Room	IMPERIAL / "	METRIC / mm
12' 4" x 12' 10"	3760 x 3920mm	
Kitchen / Dining	9' 1" x 20' 7"	2768 x 6275mm
Study	12' 4" x 7' 5"	3753 x 2268mm

**ROOM**

Bedroom 1	IMPERIAL / "	METRIC / mm
9' 9" x 13' 8"	2967 x 4156mm	
Bedroom 2	12' 6" x 8' 10"	3812 x 2694mm
Bedroom 3	8' 9" x 11' 6"	2654 x 3493mm
Bedroom 4	9' 9" x 6' 8"	2968 x 2032mm
Bathroom	6' 0" x 8' 1"	1825 x 2455mm
En-Suite	3' 11" x 8' 1"	1200 x 2455mm



GROUND FLOOR



FIRST FLOOR

**TOTAL FLOOR AREA**  
1204ft<sup>2</sup> / 111.8m<sup>2</sup>

CONSUMER CODE FOR HOME BUILDERS  
APPROVED CODE  
TRADESTANDARDS.UK

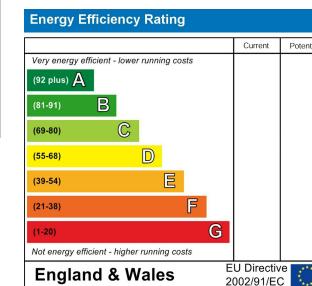
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## Location Map



## Energy Performance Graph



## Viewing

Please contact our Coleford Office on 01594 835751  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.