



## Trescovean

Whitecroft, Lydney, GL15 4QQ

£325,000





Situated in the village of Whitecroft, near Lydney, this stunning chalet-style detached property offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families. The inviting lounge features a delightful electric effect wood burner, creating a warm and cosy atmosphere, perfect for relaxing evenings.

The property boasts two bathrooms, including a convenient shower room to the ground floor and a family bathroom to the first floor, ensuring ample facilities for all residents. The layout is thoughtfully designed to provide both privacy and communal space, making it a wonderful home for entertaining or enjoying quiet moments.

Situated in a sought-after location, this property is close to beautiful woodland walks and cycle trails, making it a haven for outdoor enthusiasts. The tranquil setting allows for a serene lifestyle while still being within easy reach of local amenities.

This exceptional home is not just a property; it is a lifestyle choice, offering the perfect balance of rural charm and modern living. Whether you are looking to settle down or seeking a weekend getaway, this property is a must-see. Don't miss the opportunity to make this stunning property your own.



### Entrance Hallway :

6'3" x 18'10" (1.93 x 5.75)

A light and welcoming hallway with stairs to the galleried landing, wood effect laminate flooring, under stairs storage cupboard, vertical radiator, double glazed door and side screens, doors to all ground floor rooms.

### Lounge :

9'10" x 19'10" (3.02 x 6.07)

Double glazed bay window to front, wood effect laminate flooring, feature fireplace with electric effect wood burner, feature brick wall, one twin paneled radiator and one vertical radiator, half glazed door to hallway.

### Kitchen / Diner :

10'8" x 16'0" (3.27 x 4.89)

A re-fitted kitchen with farmhouse style matching units, incorporating fridge, freezer, dishwasher and microwave, Belling electric range, extractor hood, Belfast style sink unit, feature brick chimney wall, space for table and chairs, double glazed windows to rear and side aspects, double glazed twin opening doors to outside, tile effect laminate flooring, radiator.

### Bedroom 1 :

10'10" x 10'3" (3.31 x 3.14)

Double glazed bay window to front, beach hut effect laminate flooring, twin paneled radiator.

### Shower Room / Utility :

7'8" x 6'7" (2.35 x 2.01)

Shower cubicle, wash hand basin, low level WC, plumbing for washing machine, double glazed window to side and rear aspects, tile effect laminate flooring, twin paneled radiator.

### First Floor Galleried Landing :

5'3" x 3'6" (1.62 x 1.07)

Sky light, split level landing, under-eaves storage cupboards.

### Bedroom 2 :

11'1" x 11'10" (3.40 x 3.61)

Sky light, double glazed window to side, radiator, sloping roof height.

### Bedroom 3 :

10'1" x 11'11" (3.08 x 3.65)

Sky light, double glazed window to side, radiator, sloping roof height.

Family Bathroom :  
9'5" x 9'8" (2.88 x 2.97)

Free standing bath with free standing taps, low level WC, Vanity wash basin with drawers under, period tile effect vinyl flooring, two sky lights, sloping roof height, under-eaves storage cupboard, twin paneled radiator.

Outside :

Level gardens enjoying views towards open fields. Pedestrian gate access to the front with path leading to front door and arched pergola,

good side lawn with deck and patio adjacent, feature pond and further seating area, a variety of shrubs and plants, garden shed and pedestrian access all around.



Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability, or availability with respect to the website or the information, products, services, or related graphics contained on our website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. 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. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

Road Map



Hybrid Map



Terrain Map



Floor Plan

**Floor 0**

**Floor 1**

**Approximate total area<sup>m</sup>**

1038 ft<sup>2</sup>  
96.4 m<sup>2</sup>

**Reduced headroom**

124 ft<sup>2</sup>  
11.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

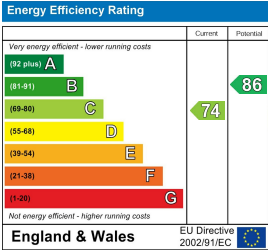
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

