



## Fairmoor Close Parkend, Lydney, GL15 4HB

£375,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* A large and well-presented four-bedroom detached home located in the highly sought-after village of Parkend, offering generous and versatile living accommodation. The property benefits from off-road parking with an electric vehicle charging point, integral garage, en-suite to master bedroom and four well proportioned bedrooms. Ideally positioned within walking distance of woodland walks, the home also enjoys attractive views over the historic Dean Forest Railway. All being sold with no onward chain.

Tucked into the heart of the Forest of Dean, Parkend is a charming former mining village best known for its woodland setting, friendly community feel and brilliant access to outdoor life. Surrounded by ancient forest, it's ideal for buyers who want countryside living without feeling remote.

The village has a great social hub with a popular café and pub, plus the well-loved Dean Forest Railway adding real character and a sense of heritage. Everyday amenities and schooling can be found in nearby villages and towns, while Cannop Ponds, Puzzlewood and miles of walking and cycling routes are right on the doorstep.



The property is accessed via a partly glazed UPVC door leading into:

#### Entrance Hallway:

14'3 x 5'6 (4.34m x 1.68m)

Stairs to first floor landing, consumer unit, alarm system, radiator and power points. Door providing access to the downstairs WC and lounge.

#### Cloakroom:

7'10 x 3'2 (2.39m x 0.97m)

Suite comprising close-coupled WC, wash hand basin, radiator and extractor fan.

#### Lounge:

15'7 x 11'1 (4.75m x 3.38m)

Front aspect UPVC double glazed bay window, feature wood burner, radiator, TV point and power points. Double doors leading through to the dining room.

#### Dining Room:

9'11 x 11'1 (3.02m x 3.38m)

Rear aspect UPVC patio doors opening onto the garden, radiator and power points. Side aspect door providing access to the kitchen.

#### Kitchen:

8'2 x 14'1 (2.49m x 4.29m)

Fitted with a range of base, wall and drawer units, built-in fridge/freezer, built-in oven, integrated dishwasher, one-and-a-half bowl stainless steel sink unit, four-ring gas hob with extractor hood, inset ceiling spotlights and Worcester oil boiler. Rear aspect UPVC double glazed window.

#### Utility Room:

4'11 x 7'1 (1.50m x 2.16m)

Side aspect partially glazed UPVC double glazed door providing external access. Range of base and wall units, stainless steel sink and drainer unit, space for washing machine and under-counter fridge/freezer, power points and extractor fan.

#### First Floor Landing:

3'4 x 11'10 (1.02m x 3.61m)

Access to loft space, power points and cupboard housing the hot water cylinder. Doors providing access to all bedrooms and bathroom.

#### Bedroom One:

13'8 x 11'1 (4.17m x 3.38m)

Front aspect UPVC double glazed window, radiator, power points and built-in double wardrobe. Door to en-suite.

#### En-Suite:

3'9 x 6'4 (1.14m x 1.93m)

Front aspect UPVC double glazed frosted window. Suite comprising mains shower unit, close-coupled WC, wash hand basin, radiator, shaver point and extractor fan.

#### Bedroom Two:

11'10 x 9'4 (3.61m x 2.84m)

Rear aspect UPVC double glazed window, radiator, power points and built-in wardrobe.

#### Bedroom Three:

8'3 x 8'11 (2.51m x 2.72m)

Rear aspect UPVC double glazed window, radiator and power points.

## Bedroom Four:

13'10 x 7'9 (4.22m x 2.36m)

Front aspect UPVC double glazed windows enjoying views over the steam railway, radiator and power points.

## Bathroom:

8'3 x 7 (2.51m x 2.13m)

Rear aspect UPVC double glazed frosted window. Suite comprising panelled bath with shower over, wash hand basin, close-coupled WC, radiator, shaver point and extractor fan.

## Outside:

To the front of the property there is off-road parking for two vehicles, a small lawn area, access to the garage and an

electric vehicle charging point.

The rear garden is accessed via the side of the property and features a patio seating area with the remainder laid to lawn. The oil tank is discreetly housed within the garden and enclosed by fencing.

## Garage:

16'4 x 7'5 (4.98m x 2.26m)

Accessed via a manual up and over door. Power and lighting.



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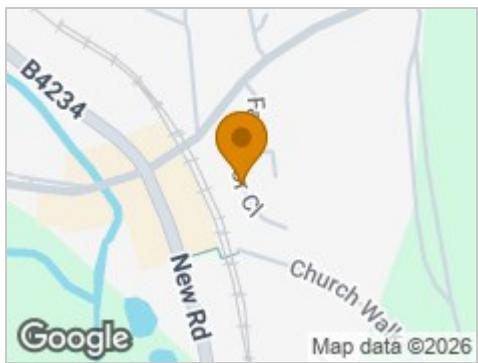
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## Road Map



## Hybrid Map



## Terrain Map



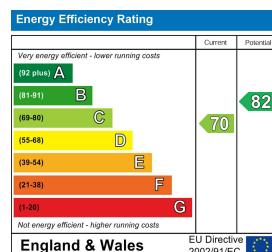
## Floor Plan



## Viewing

Please contact our Lydney Office 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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