



## Grove Park

Whitecroft, Lydney, GL15 4SS

£275,000



A well-presented three bedroom semi-detached home, situated in the highly sought-after and rarely available location of Grove Park. Occupying a generous corner plot, the property benefits from additional side garden space, a good sized rear garden and pleasant woodland views to both the front and rear.

The accommodation offers a spacious lounge, a kitchen/diner with direct access to the garden, and three well-proportioned bedrooms. Externally, the property benefits from ample off-road parking, garage and well-maintained outdoor space.



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

#### Entrance Hallway:

4'10 x 4'1 (1.47m x 1.24m)

Radiator, power points and stairs leading to the first floor.

#### Lounge:

13'9 x 12'3 (4.19m x 3.73m)

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

#### Kitchen / Dining Room:

9'2 x 15'6 (2.79m x 4.72m)

Rear aspect UPVC double glazed window and sliding patio door providing access to the garden. Fitted with a range of base and wall units, built-in oven, four-ring gas hob with extractor over, space for washing machine and fridge/freezer, tiled flooring, radiator, power points and understairs storage cupboard.

#### First Floor Landing:

6'10 x 3'2 (2.08m x 0.97m)

Loft access, power points and ceiling spotlights.

Doors to:

#### Bedroom One:

10'8 x 9'5 (3.25m x 2.87m)

Front aspect UPVC double glazed window with pleasant woodland views, radiator, power points and built-in wardrobe with hanging and shelving.

#### Bedroom Two:

10'1 x 7'10 (3.07m x 2.39m)

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

#### Bedroom Three:

7'6 x 7'6 (2.29m x 2.29m)

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

#### Outside:

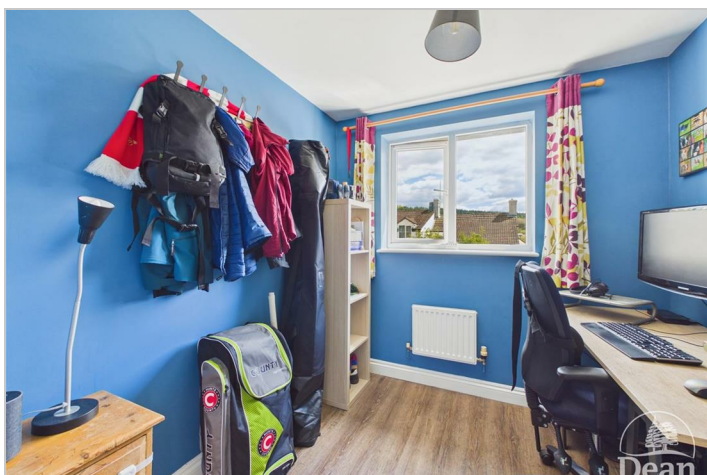
To the front, a pathway leads to the entrance with additional side garden space featuring stone chippings and enclosed by fencing, offering further potential.

The rear garden comprises a patio seating area leading down to a lawn, enclosed by fencing

and hedging, creating a private and enjoyable outdoor space.

### Garage:

The property benefits from a garage and off-road parking for multiple vehicles.



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Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## 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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