



37 Augustus Way  
Lydney, GL15 5NJ

£650,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are pleased to offer to the market this exceptional, spacious 5-Bedroom Home with Self-Contained 2-Bedroom Annexe – Ideal for Extended Families, those running a business from home or Investment

This is a rare opportunity to acquire a substantial 7-bedroom family home incorporating a stunning fully self-contained 2-bedroom bungalow annexe.

Perfectly suited for multigenerational living, guest accommodation, or as an income-generating rental unit, the property offers exceptional versatility and space.

The main residence boasts generous living areas, a modern kitchen, bathrooms, and five well-proportioned bedrooms, ideal for growing families or those working from home. Two of the bedrooms also host en-suites.

The huge conservatory/entertainment living area hosts plenty of space and currently hosts a hot tub with rainfall shower over, dining area, lounge and numerous bi-folding doors spilling out onto the private gardens.

The adjoining annexe includes its access from the entrance hall and provides easy entrance into the kitchen/living space, two bedrooms and a shower room—providing privacy and independence while still being part of the main property.

Situated in a sought-after location adjoining school fields, this unique home also benefits from ample parking, a private garden, has close proximity to local amenities, schools and transport links.

Whether you're looking to accommodate extended family, run a holiday let, or simply enjoy the luxury of extra space, this property offers a wealth of potential.

Take a look through the Virtual Tour and appreciate what we have been able to see, it's so universal and practical.



## Entrance Hall:

4'0 x 5'1 (1.22m x 1.55m)

With stairs to the first floor, thermostat for central heating, radiator, smoke alarm and coved ceiling. From here, one will have access into the main residence and a right turn into the two bedroom adjoining annexe.

For consistency, we will continue with the accommodation of the main residence.

## Living Room:

25'6 x 9'9 (7.77m x 2.97m)

Dual aspect with Upvc double glazed window to the front, tiled flooring, Upvc double glazed windows to the rear, radiators, coved ceiling, contemporary wall cushioning with TV mount.

## Kitchen/Dining/Family Room:

12'0 x 25'3 (3.66m x 7.70m)

Rear aspect with two separate access doors to the conservatory being Upvc double glazed doors, plenty of base units with drawers, wall storage cupboards, sink unit with flexi hose tap, plumbing for dishwasher, recess ceiling lights, radiator, large granite breakfast bar with seating 5, cooking station comprising of electric hob, twin integrated electric ovens, base units and drawers, suspended extractor hood and light, worktop surfaces, walk in understairs storage cupboard, stainless steel sink unit with flexi hose tap, radiator, door to the utility room and cloakroom. Door to:

Walk in pantry cupboard for storage etc. Refer to floorplan.

## Indoor/Outdoor Entertainment Space:

12'6 x 35'2 (3.81m x 10.72m)

The most fantastic, open plan living space offering a Mediterranean theme with plenty of space currently hosting a hot tub with rainfall shower, dining and lounge area's, tiled floors and walls, numerous bi-folding doors to the rear and side, heated rail and access into the main house.

## Utility Room:

4'6 x 7'0 (1.37m x 2.13m)

Having plumbing for the washing machine and dryer, circular sink unit with flexi hose tap, bar unit with worktop over, wall units, radiator and door to the cloakroom.

## Cloakroom:

4'0 x 4'1 (1.22m x 1.24m)

With concealed cistern WC, floating rinse hand basin, wall cupboard and mirror, extractor fan and wall heater.

From the entrance hall is a staircase to the first floor landing.

## First Floor Landing:

2'6 x 10'6 (0.76m x 3.20m)

With access to the loft space, double power point.

## Bedroom Two:

11'9 x 12'1 (3.58m x 3.68m)

Front aspect with Upvc double glazed window, radiator, two separate built in double wardrobes, recess ceiling lights, tv point.

## En-Suite:

5'3 x 8'0 (1.60m x 2.44m)

With walk in double shower cubicle, WC, vanity wash hand basin unit, wall mirror, heated towel rail, tiled walling, mirrored medicine cabinet, extractor fan, Upvc double glazed window.

## Bedroom Three:

11'3 x 8'11 (3.43m x 2.72m)

Rear aspect with Upvc double glazed window, radiator and TV point.

## Bedroom Four:

7'5 x 7'3 (2.26m x 2.21m)

Rear aspect with Upvc double glazed window, radiator and TV point.

## Bedroom Five:

7'5 x 6'10 (2.26m x 2.08m)

Rear aspect with TV point, radiator and Upvc double glazed window.

## Master Bedroom:

15'4 x 11'11 (4.67m x 3.63m)

The most spacious master bedroom comprising of an illuminated ceiling, two separate built in double wardrobes, cushioned headboard, TV point, radiator and Upvc double glazed window.

## En-Suite:

**4'6 x 11'11 (1.37m x 3.63m)**

The most contemporary bathroom comprising of a step on shower cubicle with both shower head and rainfall shower head, tiled walls, WC, floating vanity wash hand basin, bath with jets and microphone shower, Upvc double glazed window, heated towel rail, extractor fan.

## Bathroom:

**6'4 x 8'0 (1.93m x 2.44m)**

With WC, wash hand basin, bath with shower and screen, tiled walling, mirrored medicine cabinet, airing cupboard.

## Annexe:

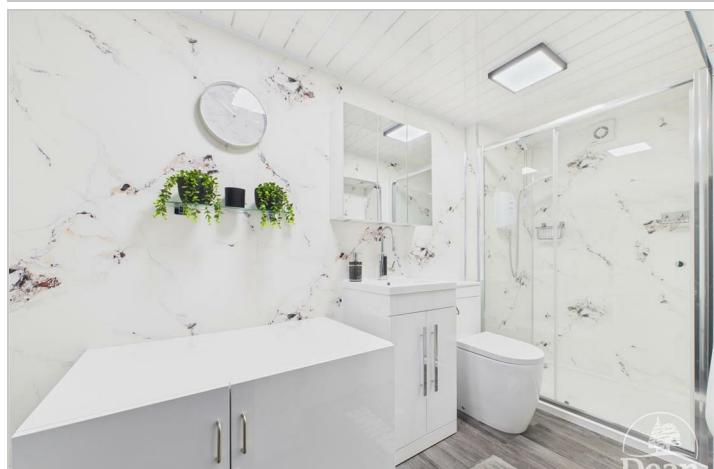
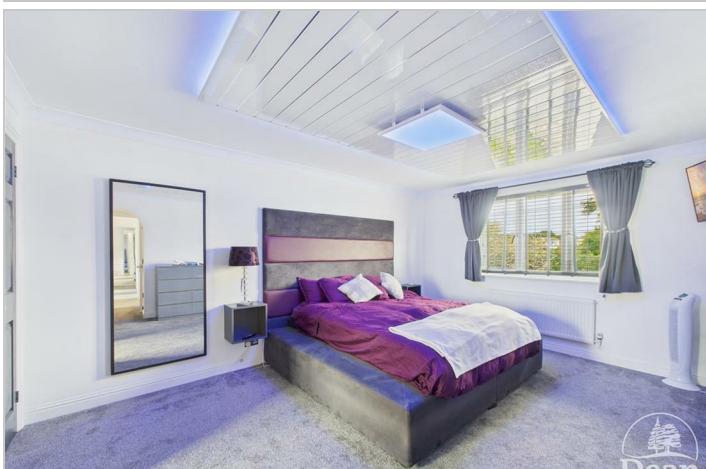
From the Entrance Hall, one turns right into the adjoining annexe lobby which in turn provides doors to the walk in storage/Utility room and a further inner lobby.

## Walk in Store/Utility Room:

With power and lighting, mains consumer unit and coat hooks.

## Inner Lobby:

Doors to the annexe lounge and Store cupboard.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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.

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

## Kitchen/Lounge:

**13'5 x 15'9 (4.09m x 4.80m)**

With front aspect Upvc double glazed window, radiator, ceiling spotlights, base units, worktop surfaces, wall units, sink unit with flexi hose tap, electric hob and oven, extractor hood over. Door to the annexe inner lobby.

## Annex Inner Lobby:

Provides access to the two bedrooms.

## Bedroom One:

**15'11 x 7'11 (4.85m x 2.41m)**

With Upvc double glazed window, electric wall heater

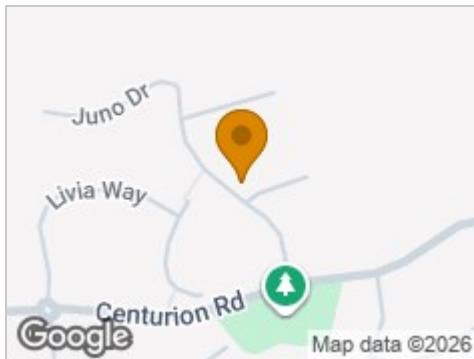
## Bedroom Two:

**17'4 x 7'9 (5.28m x 2.36m)**

With Upvc double glazed window, electric wall heater, tv point.

## Outside:

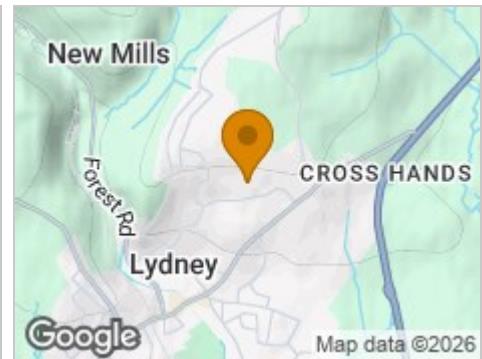
## Road Map



## Hybrid Map



## Terrain Map



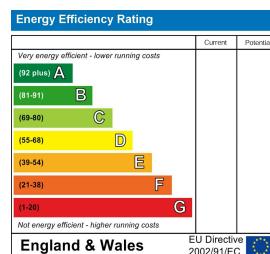
## Floor Plan



## 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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