



## Summerleaze Lydney, GL15 5PS

£265,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* DEAN ESTATE AGENTS offer for sale this well-presented three bedroom semi-detached, spacious family home with a most private and secure rear garden, plenty of parking, an en-suite shower room and a further family bathroom. Further features include Oak Engineered flooring in the lounge, an expansive area of decking to the rear, multiple power points throughout and overall, a most welcoming property for all buyers.



#### Entrance:

4'4" x 2'10" (1.33m x 0.88m)

Approached via a sage green, composite entrance door to the Entrance Hall.

#### Entrance Hall:

7'10" x 3'3" (2.41m x 1.00m)

With Oak Engineered flooring, BT point, double power point, radiator, stairs to the first floor, smoke alarm, Hive controller for heating.

#### Cloakroom:

6'7" x 3'4" (2.03m x 1.04m)

WC, wash hand basin, tiled splashback, UPVC double glazed window, ceramic tiled flooring, towel rail, extractor fan.

#### Lounge:

15'4" x 12'8" (4.68m x 3.87m)

Front aspect with UPVC double glazed windows to the front and side aspects, radiator, Oak Engineered flooring, Sky TV point, TV aerial point, ample power points.

#### Kitchen/Dining Room:

10'5" x 15'10" (3.19m x 4.84m)

Rear aspect with base units, wall cupboards, pelmet lighting, 5 double power points, TV aerial point, integrated electric double oven, gas hob with extractor hood and light, integrated dishwasher, sink unit, plumbing for automatic washing machine, UPVC double glazed window, Worcester Bosch Greenstar gas boiler, worktop surfaces, tiled flooring, radiator, understairs cupboard with lighting and mains consumer unit. French style UPVC double glazed doors to the rear gardens.

#### Landing:

2'11" x 9'7" (0.89m x 2.93m)

Access to loft space with power, lighting, HD television aerial with booster box, boarded, smoke alarm and double power point.

#### Bedroom One:

8'9" x 12'9" (2.67m x 3.91m)

Front aspect UPVC double glazed window, radiator, three double power points and a further single power point, laminate flooring, door to en-suite shower room and floor to ceiling built in wardrobes with three sliding doors. Wall mounted power and TV point for wall mounted TV.

#### En-Suite Shower Room:

5'6" x 5'7" (1.68m x 1.72m)

With wash hand basin, WC, shower cubicle with electric shower and tiled walling, UPVC double glazed window, ceramic tiled flooring, radiator, extractor fan, shaver point and light.

#### Bedroom Two:

8'3" x 9'5" (2.53m x 2.88m)

Rear aspect UPVC double glazed window, TV aerial point and three double power points and radiator.

#### Office/Bedroom Three:

9'7" x 6'2" (2.93m x 1.88m)

Rear aspect with UPVC double glazed window, TV aerial point and BT point, radiator, two double power points one of which having a USB charger.

#### Bathroom:

6'5" x 5'11" (1.98m x 1.81m)

Side aspect with WC, wash hand basin, bath with mixer tap shower, shaver point and light, ceramic tiled flooring, radiator and UPVC double glazed window.

The rear gardens are laid to lawn with a decked patio, fenced boundaries, shrub borders, outside light and tap, external double power point, wooden shed with power and lighting, gated side access to the front aspect and parking.

#### Outside:

The front aspect has a path and driveway, outside light and gated access to the rear gardens.



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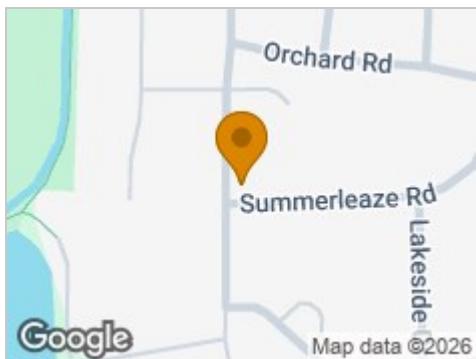
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

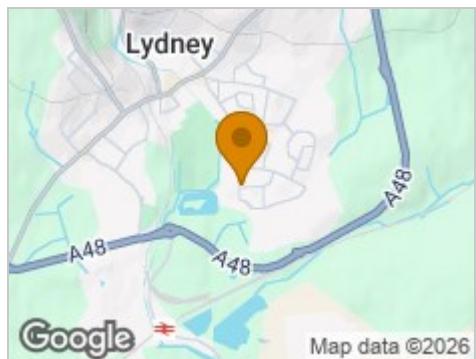
## Road Map



## Hybrid Map



## Terrain Map



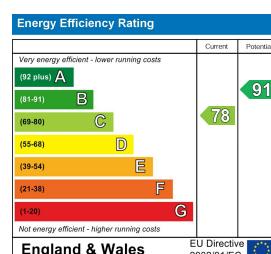
## Floor Plan



## 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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