



## Gordon Sargent Close

Lydney, GL15 5FN

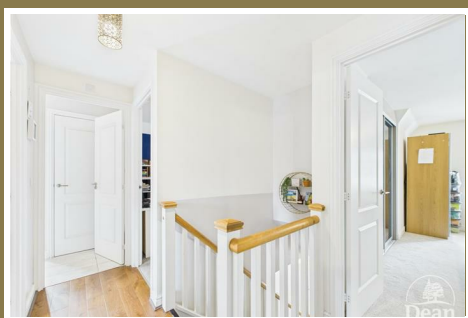
£399,950





\*\*\*TAKE A LOOK THROUGH THE VIRTUAL TOUR\*\*\* A light and well-presented four bedroom detached house with garage, driveway with car charging point, low maintenance garden, spacious accommodation and within its 10 year NHBC warranty. This property is one of Redrow's 'heritage' collection and was constructed in 2019, and designed to offer a traditional living space that is tailored to suit modern living requirements.

The internal ground floor comprises: entrance hall, cloakroom, living room with built-in window shutters, kitchen/diner/living room with integrated appliances and granite worktops, secondary sitting area with French windows leading onto external patio, and utility room with side access to driveway and garage. On the first floor, there are four good-sized bedrooms with the master having an en-suite bathroom and built-in wardrobes (bedroom 2 also has built-in wardrobes), main bathroom with three-piece suite. Externally, the front of the property benefits from views overlooking a natural pond and trees beyond, a parcel of lawned area and porch. The rear can be accessed via a side gate from the driveway and features a purpose designed patio area and raised artificial lawn.



#### Entrance Hallway:

8'2 x 6'9 (2.49m x 2.06m)

Central to living room, kitchen and cloakroom, stairs to landing, tiled floor, window to front.

#### Living Room:

16'4 x 11'8 (4.98m x 3.56m)

Window to front with fitted shutters, carpeted floor.

#### Cloakroom:

4'2 x 5'7 (1.27m x 1.70m)

Wash hand basin, WC, window to front.

#### Kitchen/Diner:

12'8 x 24'11 (3.86m x 7.59m)

Open plan space with luxury kitchen fitted at eye and base level with a range of cupboard and drawers, gas hob, dual oven, sink with drainer, Silestone worktops, integrated fridge & freezer and dishwasher. Under stairs cupboard, tiled floor, room for dining room table, lounge area, window and French windows to rear.

#### Utility:

6'7 x 5'8 (2.01m x 1.73m)

External door to side, space for washing and tumble dryer, worktops and splashback., combi central heating boiler.

#### First Floor Landing:

2'11 x 10'2 (0.89m x 3.10m)

Oak wood floor, access to loft.

#### Master Bedroom:

13'9 x 11'9 (4.19m x 3.58m)

Window to front, carpeted floors, built-in wardrobes

#### En-Suite:

4'0 x 8'3 (1.22m x 2.51m)

Three-piece suite comprising WC, wash hand basin, heated towel rail, large shower, porcelain tiled walls and floors, window to side.

#### Bedroom Two:

13'3 x 10'9 (4.04m x 3.28m)

Window to front, built-in wardrobe, carpeted floors.

**Bedroom Three:**  
10'11 x 9'7 (3.33m x 2.92m)  
Window to rear, carpeted floors.

**Bedroom Four:**  
7'6 x 9'0 (2.29m x 2.74m)  
Window to rear, carpeted floors.

**Bathroom:**  
10'8 x 5'8 (3.25m x 1.73m)  
Comprising a three-piece suite; WC, wash hand basin, heated towel rail, bath with overhead

shower, porcelain tiled walls and floor, airing cupboard, window to side.

**Rear Garden:**  
Low maintenance garden area to rear comprising large level patio (perfect outdoor entertainment area). Raised artificial lawn area (South facing).



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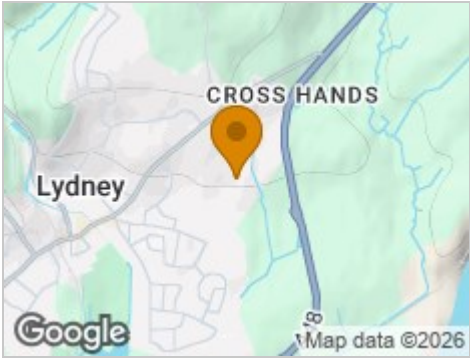
Road Map



Hybrid Map



Terrain Map



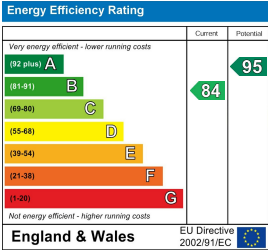
Floor Plan



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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