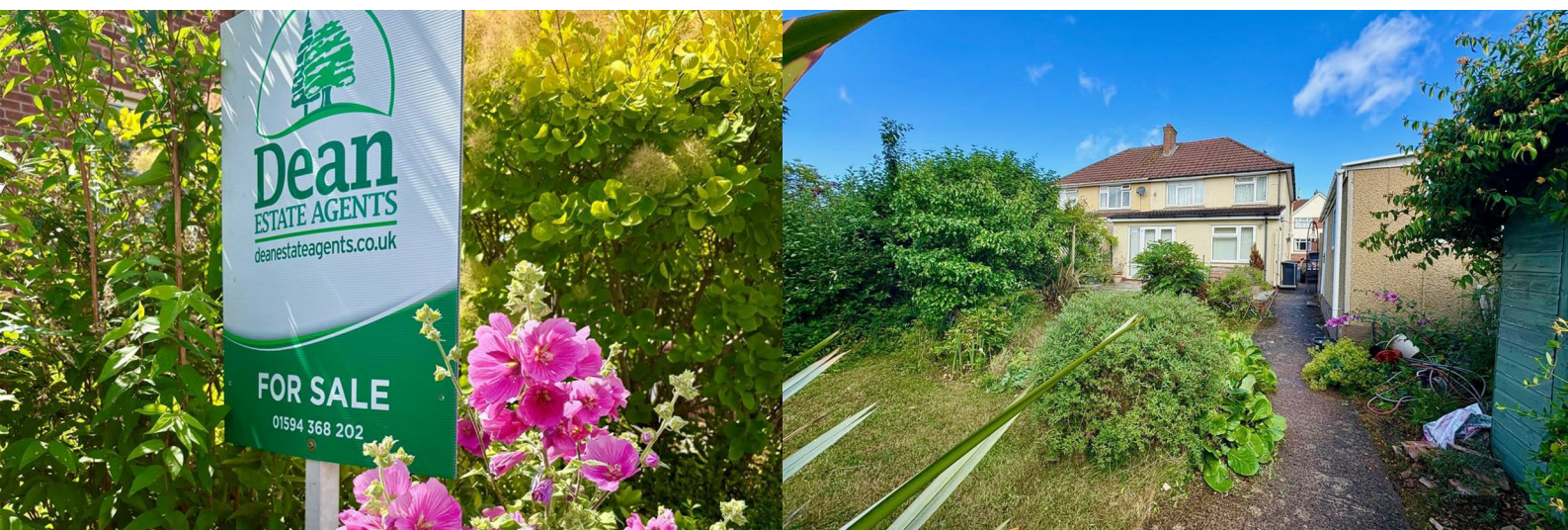




30 Kimberley Drive

Lydney, GL15 5AF

£299,999



*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are pleased to offer this extended three-bedroom semi-detached house. Several houses in the area have undergone work to the loft creating additional rooms, subject to building regulations, it appears possible there is space at this property for further development.

The property boasts a sizeable lounge, sitting room, kitchen and separate dining room, three well-proportioned bedrooms and a family bathroom.

One of the standout features of this home is the generous off-road parking, which can accommodate multiple vehicles, a rare find in many properties. The sizeable rear garden offers a wonderful outdoor space, ideal for children to play, gardening enthusiasts, or simply enjoying the fresh air during the warmer months.

Situated within walking distance of Lydney town, you will find a variety of local amenities, including shops, schools, and recreational facilities, all within easy reach. This location combines the charm of a residential area with the convenience of town living.



Entrance Hall:

5'10" x 6'1" (1.78m x 1.86m)

Door and windows to front aspect, radiator & lighting. Door leading to lounge.

Lounge:

18'9" x 11'11" (5.72m x 3.65m)

With doors leading to kitchen and dining room. Gas fireplace with surround, understairs storage cupboard, radiator, power points, staircase to first floor Landing.

Dining Room:

10'10" x 10'4" (3.31m x 3.17m)

Patio doors to rear aspect, radiator, power points.

Kitchen:

13'4" x 7'9" (4.07m x 2.38m)

Window to front and side aspect, a range of wall, base & drawer units, worktop surfaces, stainless steel sink & drainer, tiled splash backs, space for free-standing oven and washing machine, under counter fridge, power points.

Sitting Room:

18'8" x 7'10" (5.71m x 2.40m)

Window to rear aspect, door to side aspect out to the driveway. Radiator, power points, door to cloakroom.

Cloakroom:

4'11" x 2'7" (1.50m x 0.79m)

Wash hand basin, WC, tiled splashbacks, radiator, window to side aspect.

Stairs to First Floor Landing:

3'4" x 16'5" (1.04m x 5.01m)

Large window to front aspect, fitted stairlift. Loft access.

Bedroom One:

9'10" x 11'10" (3.02m x 3.61m)

Window to rear aspect, fitted wardrobes and drawer units, radiator, power points.

Bedroom Two:

6'9" x 10'2" (2.08m x 3.12m)

Window to rear aspect, radiator, power points.

Bedroom Three:

9'9" x 7'10" (2.99m x 2.39m)

Window to front aspect, radiator, power points.

Bathroom:

7'6" x 6'4" (2.29m x 1.94m)

Window to front aspect, bath with overhead shower, tiled splash backs, WC, wash hand basin, radiator.

Outside:

A sizeable rear garden mostly laid to lawn, also offering a patio seating area & greenhouse. Garden shed.

Garage:

8'0" x 19'0" (2.46m x 5.8m)

With power & lighting, fuseboard, up & over door to the front and side door access.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. Confirmation of the title, boundary plan, sellers situation must be confirmed with you before any expense is incurred.

If there are any changes to the fixtures, fittings and relevant aspects of the property since the commencement of marketing, we have asked the vendor to notify us immediately. Please also confirm to your satisfaction the services connected to the property and any planning consents. These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents Ltd retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view the property before making any decisions to purchase or rent the property and before committing to any costs. An offer to purchase any property will be considered after a physical viewing has taken place.

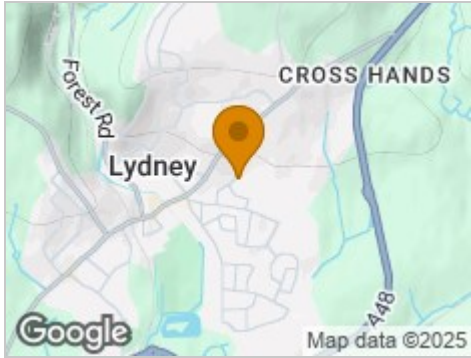
Road Map



Hybrid Map



Terrain Map



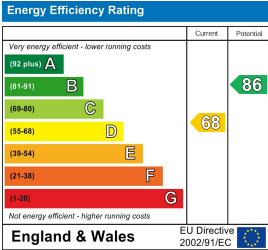
Floor Plan



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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