



## Sabrina Way Lydney, GL15 5NZ

£475,000

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\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* A stunning and beautifully presented four-bedroom detached family home, offering generous and versatile living spaces throughout. The heart of the home is a spacious open-plan kitchen/diner, perfect for entertaining, complemented by a separate lounge, formal dining room, and a study, ideal for modern family living.

The master bedroom enjoys a stylish ensuite shower room, while all bedrooms are well-proportioned with ample built-in storage. Externally, the property benefits from a double garage, driveway parking, and beautifully maintained front and rear gardens, providing a delightful outdoor space for relaxation and entertaining.

Situated close to Lydney Town Centre, this exceptional home is in immaculate 'move-in' condition and represents a perfect opportunity for families seeking space, comfort, and convenience in a highly desirable location.



The property is accessed via UPVC front door into:

#### Entrance Hallway:

9'7 x 10'3 (2.92m x 3.12m)

Spacious hallway creating a warm and welcoming space into the home with engineered oak flooring, radiator, front aspect window, cloak cupboard with hanging rail, stairs to first floor.

#### Study:

6'4 x 8'7 (1.93m x 2.62m)

Wood effect flooring, front aspect UPVC double glazed window, radiator, power points and ceiling light.

#### WC:

5'4 x 4'9 (1.63m x 1.45m)

Vanity wash basin with storage under, close-coupled WC, radiator, extractor fan, ceiling light, engineered oak flooring.

#### Lounge:

18 x 11'9 (5.49m x 3.58m)

Front aspect UPVC double glazed leaded bay window, wood effect flooring, two radiators, two ceiling lights, wall lighting and power points and media wall.

#### Kitchen/Diner:

9'9 x 19'4 (2.97m x 5.89m)

Open-plan space with a range of wall, base and drawer units, display cabinet, integrated dishwasher, fridge and freezer, built-in eye-level electric oven and grill, four-burner gas hob with extractor over, one-and-a-half bowl stainless steel sink and drainer. Rear aspect UPVC double glazed window, inset ceiling spotlights, power points and UPVC double glazed French doors leading to the patio and garden.

#### Utility Room:

5'5 x 6'10 (1.65m x 2.08m)

Base unit with stainless steel sink and drainer, space and plumbing for washing machine, ceiling light, power points and UPVC double glazed door to side access.

#### Dining Room:

9 x 11'11 (2.74m x 3.63m)

Wood effect flooring, UPVC double glazed patio door to rear garden, radiator, wall lighting and power points.

#### First Floor Landing:

6'6 x 6'6 (1.98m x 1.98m)

Airing cupboard housing Worcester gas central heating boiler, loft access, front aspect UPVC double glazed leaded window.

#### Bedroom One:

15'1 x 11'9 (4.60m x 3.58m)

Two double built-in wardrobes, front aspect UPVC double glazed leaded window, wood effect flooring, radiator, power points with USB points. Door to ensuite.

#### Ensuite:

7'3 x 5'3 (2.21m x 1.60m)

Tile effect flooring, vanity unit with wash basin and storage under, side and rear aspect UPVC double glazed windows, close-coupled WC, shower cubicle, radiator, ceiling light.

#### Bedroom Two:

10 x 11'3 (3.05m x 3.43m)

Double built-in wardrobes, front aspect UPVC double glazed window, radiator, power points, ceiling light, wood effect flooring.

### Bedroom Three:

11'10 x 8'7 (3.61m x 2.62m)

Single built-in wardrobe, rear aspect UPVC double glazed window, radiator, power points, TV point, wood effect flooring, ceiling light.

### Bedroom Four:

8'1 x 9'9 (2.46m x 2.97m)

Double built-in wardrobe, rear aspect UPVC double glazed window, radiator, power points, ceiling light.

### Bathroom:

8'9 x 6'11 (2.67m x 2.11m)

Fully tiled walls and floor, chrome heated towel rail, rear aspect UPVC double glazed window, bath with shower over and glazed shower screen, vanity unit with wash basin and storage under, close-coupled WC, extractor fan, inset ceiling spotlights.

### Double Garage:

16'8 x 17'1 (5.08m x 5.21m)

Accessed via a manual up and over door, power and lighting.

### Outside:

Front garden is laid to lawn with shrubs and flower borders, driveway leading to the double garage, side access gate to rear garden. Rear garden features a generous patio for alfresco dining, lawn area and a variety of shrubs and flowers, offering a private and enjoyable outdoor space.



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## Road Map



## Hybrid Map



## Terrain Map



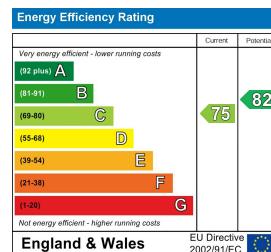
## Floor Plan



## 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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