



## Walnut Cottage Windrush Gardens Lydney, GL15 5FF

£475,000



Nestled in the highly sought-after Windrush Gardens, Lydney, this executive four-bedroom detached house presents an exceptional opportunity for those seeking a blend of comfort and convenience. The property boasts an attractive façade that is sure to impress, setting the tone for the quality found within.

As you step inside, you will discover spacious living areas designed for both relaxation and entertaining. The well-appointed kitchen offers ample space for culinary pursuits, while the dining room provides a perfect setting for family meals or gatherings with friends. Each of the four bedrooms is generously sized, ensuring that everyone has their own private retreat.

The property is conveniently situated close to Lydney town amenities, allowing for easy access to shops, schools, and recreational facilities, making it ideal for families and professionals alike.

The surrounding area is known for its community spirit and picturesque landscapes, providing a tranquil environment while still being within reach of urban conveniences. This home is not just a place to live; it is a lifestyle choice that offers both comfort and accessibility.

In summary, this executive four-bedroom detached house in Windrush Gardens is a remarkable find, combining an attractive appearance with practical features in a prime location. Viewing is highly advised!



#### Entrance Hall:

4'10" x 12'9" (1.48m x 3.90m)

The most welcoming entrance hall with doors leading to all rooms and staircase to first floor landing.

#### Dining Room:

12'2" x 11'10" (3.71m x 3.61m)

A bright & airy room benefiting from a wonderful bay window to front aspect, carpet flooring, radiator, power points.

#### Lounge:

12'4" x 18'5" (3.76m x 5.63m)

A spacious & warm living space, two windows to side aspect, gas fireplace and surround, carpet flooring, radiators, power points, doors leading through to conservatory.

#### Conservatory:

11'1" x 9'8" (3.38m x 2.95m)

Full surround windows, patio doors out to rear garden, radiator, power points.

#### Kitchen:

13'3" x 11'0" (4.06m x 3.36m)

A range of wall, base & drawer units, ample worktop surfaces, integrated fridge/freezer & dishwasher, one and a half bowl sink, 5 ring gas hob with extractor above, eye level oven & grill, two windows to rear aspect, spotlights, radiator, power points. Door to utility room.

#### Utility:

4'8" x 11'1" (1.43m x 3.39m)

A range of units & worktop surfaces, plumbing for washing machine, stainless steel sink & drainer, boiler, spotlights, window to rear aspect and side door.

#### Cloakroom:

2'6" x 4'8" (0.77m x 1.43m)

W.C, vanity sink unit, radiator.

#### Stairs to First Floor Landing:

11'10" x 3'9" (3.61m x 1.15m)

#### Master Bedroom:

16'3" x 11'11" (4.96m x 3.64m)

A spacious bedroom offering fitted wardrobes, window to rear aspect, carpet flooring, radiator, power points. Door to En-Suite.

#### En-Suite:

6'5" x 5'1" (1.96m x 1.55m)

Shower cubicle, wash hand basin, W.C, spotlights, radiator.

#### Bedroom Two:

12'8" x 11'11" (3.88m x 3.65m)

Window to rear aspect, fitted wardrobes, carpet flooring, radiator, power points.

#### Bedroom Three:

12'4" x 10'11" (3.76m x 3.33m)

Window to front aspect, fitted wardrobes, carpet flooring, radiator, power points.

**Bedroom Four:****9'7" x 12'1" (2.94m x 3.69m)**

Window to front aspect, carpet flooring, radiator, power points.

**Family Bathroom:****6'7" x 7'2" (2.01m x 2.19m)**

Side aspect window, bath unit with shower over with glass shower screen, tiled splashbacks, W.C &amp; basin vanity unit, spotlights, vertical wall mounted radiator.

**Outside:**

An enclosed rear garden mostly laid to lawn with a range of patio &amp; decking areas, side pathway leading to front aspect.

To the front – there is off road parking for two vehicles with the potential of extending the driveway if needed.

**Garage:**

Up &amp; over garage door, power &amp; lighting.



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## Road Map



## Hybrid Map



## Terrain Map



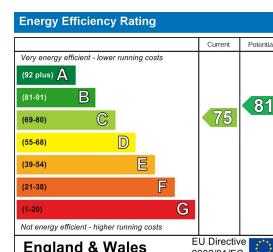
## Floor Plan



## 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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