



Forest Walk

West Off A48, Lydney, GL15 5AU

£444,995



READY TO MOVE INTO Dean Estate Agents are delighted to offer this beautifully presented four bedroom detached family home, built by Bellway Homes and forming part of their popular Goldsmith design. Situated on Plot 10 in the desirable area of Lydney, the property offers modern, well-proportioned accommodation throughout and is finished to a high standard.

The property benefits from a spacious kitchen/dining room ideal for family living and entertaining, a separate lounge, study, four bedrooms with two en-suite shower rooms, an enclosed rear garden, garage and off-road parking. The property is newly completed and ready to move straight into.



Accessed via a partially glazed composite door into:

Entrance Hallway:

3'5 x 15'6 (1.04m x 4.72m)

Stairs leading to the first floor landing, front aspect UPVC double glazed frosted window, radiator, power points, useful storage space and doors leading to all principal ground floor rooms.

Lounge:

11'7 x 15'3 (3.53m x 4.65m)

Front aspect UPVC double glazed window, radiator, television point, multiple power points and fitted carpet.

Study:

8'7 x 9'9 (2.62m x 2.97m)

Front aspect UPVC double glazed window, radiator and power points, ideal for home working.

Cloakroom:

2'11 x 6'2 (0.89m x 1.88m)

Comprising close coupled WC, wash hand basin with tiled splashback, radiator, extractor fan and partially tiled walls.

Kitchen/Dining/Lounge:

27'10 x 10'5 (8.48m x 3.18m)

A spacious and modern kitchen fitted with a range of wall, base and drawer units, built-in dishwasher, four ring gas hob with extractor fan above, built-in oven and integrated fridge freezer. Stainless steel one and a half bowl sink with mixer tap, inset ceiling spotlights and rear aspect UPVC double glazed windows.

The dining area offers ample space for family dining with radiator, power points, rear aspect picture style window and UPVC double glazed doors providing access to the rear garden.

Utility Room:

6'5 x 5'4 (1.96m x 1.63m)

Fitted with base units and worktop space, stainless steel sink with mixer tap, space and plumbing for washing machine, cupboard housing the Ideal combination boiler, side aspect UPVC double glazed frosted door providing access to the garden and power points.

First Floor Landing:

12'1 x 2'11 (3.68m x 0.89m)

Spacious landing with radiator, loft access, airing cupboard housing the hot water cylinder, additional storage cupboard and doors leading to all bedrooms and the family bathroom.

Bedroom One:

11'9 x 13'10 (3.58m x 4.22m)

Front aspect UPVC double glazed window, radiator, television point, power points and zonal thermostat control for the upstairs heating. Door leading into:

En-Suite:

3'10 x 7'5 (1.17m x 2.26m)

Side aspect UPVC double glazed frosted window, close coupled WC, wash hand basin with mixer tap, walk-in shower with mains shower, partially tiled walls, inset ceiling spotlights and extractor fan.

Bedroom Two:

11'11 x 11'9 (3.63m x 3.58m)

Front aspect UPVC double glazed window, radiator and multiple power points. Door leading into:

En-Suite:

8'5 x 4 (2.57m x 1.22m)

Suite comprising close coupled WC, wash hand basin with mixer tap, walk-in shower with mains shower, partially tiled walls, inset

ceiling spotlights, extractor fan and front aspect UPVC double glazed window.

Bedroom Three:

8'7 x 14'2 (2.62m x 4.32m)

Rear aspect UPVC double glazed window, radiator and power points.

Bedroom Four:

11'9 x 8'10 (3.58m x 2.69m)

Rear aspect UPVC double glazed window, radiator and power points.

Bathroom:

6'9 x 8'1 (2.06m x 2.46m)

Modern suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap, close

coupled WC, heated towel rail, partially tiled walls, inset ceiling spotlights, extractor fan and rear aspect UPVC double glazed window.

Outside:

The rear garden offers a patio seating area leading onto a laid lawn, providing a pleasant outdoor space. A pathway leads to the garage which is accessed via a manual up and over door and benefits from power and lighting with storage space above. The property further benefits from off-road parking for several vehicles.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

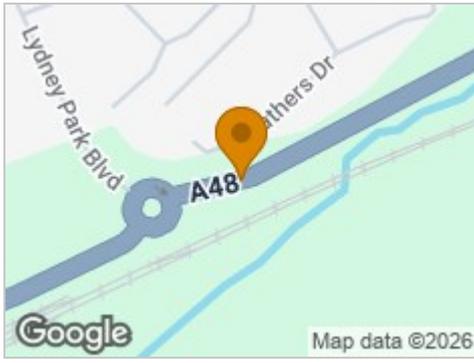
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

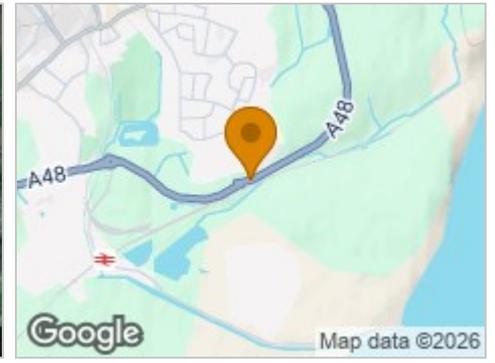
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

- Lounge: 11'7" x 15'3" (3.54 x 4.67 m)
- Kitchen / Living / Dining: 27'10" x 10'5" (8.49 x 3.19 m)
- Study: 8'7" x 9'9" (2.63 x 2.99 m)
- Hallway: 3'5" x 15'8" (1.05 x 4.74 m)
- WC: 2'11" x 6'2" (0.66 x 1.89 m)
- Utility Room: 6'5" x 5'4" (1.96 x 1.63 m)

Approximate total area⁽¹⁾
1370 ft²
127.2 m²

Floor 1

- En-Suite: 3'10" x 7'5" (1.18 x 2.28 m)
- Bedroom 1: 11'9" x 13'10" (3.59 x 4.22 m)
- Bedroom Two: 11'11" x 11'9" (3.64 x 3.58 m)
- Bedroom Three: 8'7" x 14'2" (2.62 x 4.32 m)
- Bedroom Four: 11'9" x 8'10" (3.59 x 2.71 m)
- Landing: 12'1" x 2'11" (3.70 x 0.91 m)
- Bathroom: 6'9" x 8'1" (2.07 x 2.49 m)
- En-Suite: 8'5" x 4'0" (2.58 x 1.24 m)

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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