



## 8 Primrose Way

Lydney, GL15 5SQ

£280,000

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Nestled in the charming area of Primrose Way, Lydney, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts a well-designed layout providing convenience and comfort for everyday living.

As you enter, you will be greeted by a warm and inviting atmosphere, perfect for creating lasting memories. The spacious living areas are complemented by a lovely manicured rear garden, ideal for outdoor relaxation or entertaining guests during the warmer months. The garden offers a serene escape, where you can enjoy the beauty of nature right at your doorstep.

Additionally, this property includes a garage, providing ample storage space or the potential for a workshop. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Situated close to Lydney Town amenities, you will find a variety of shops, schools, and recreational facilities within easy reach. This prime location ensures that you are well-connected to the local community while enjoying the tranquillity of suburban living.

In summary, this three-bedroom semi-detached house on Primrose Way is a wonderful opportunity for those seeking a comfortable and convenient lifestyle in Lydney. With its appealing features and prime location, it is not to be missed.



#### Entrance Hall;

5'6" x 11'6" (1.68m x 3.51m)

A welcoming entrance hall with doors leading to Dining Room & Kitchen, window to side aspect, radiator. Stairs to First Floor Landing.

#### Kitchen;

7'4" x 11'8" (2.24m x 3.57m)

A range of wall, base & drawer units, plenty of worktop surfaces, one & a half bowl stainless steel sink with drainer, four-ring gas hob, grill & oven with extractor hood over, integrated washing machine and under counter fridge. Door to Utility Area & Cloakroom.

#### Utility Area;

4'0" x 6'1" (1.23m x 1.86m)

Space for appliances such as a free-standing fridge/freezer, power & lighting, door to Cloakroom and Side Aspect (Driveway).

#### Cloakroom;

2'6" x 6'0" (0.77m x 1.84m)

W.C, wash hand basin, window to rear aspect.

#### Lounge;

8'7" x 18'8" (2.62m x 5.70m)

A spacious, light & airy room with sliding patio doors out to the rear garden, gas fireplace, radiator, power points.

#### Dining Room;

11'10" x 11'9" (3.61m x 3.59m)

A large bay window to front aspect allowing plenty of light to flow through, radiator, power points.

Stairs to First Floor Landing

#### Bedroom One;

11'3" x 12'5" (3.44m x 3.80m)

The most spacious room with window to front aspect offering wonderful views of the River Severn. Radiator & power points. Large mirrored wardrobe with sliding doors and shelving are included.

#### Bedroom Two;

9'10" x 11'0" (3.01m x 3.36m)

Window to the rear aspect, radiator, power points.

#### Bedroom Three;

6'6" x 9'7" (1.99m x 2.94m)

Window to front aspect, radiator, power points.

#### Bathroom;

7'10" x 5'6" (2.39m x 1.69m)

Window to side & rear aspect, bath with overhead shower, tiled splashbacks, wash hand basin, W.C, radiator.

#### Outside;

To the front – the driveway offers ample parking for 3-4 vehicles.

To the rear – the garden is wonderfully manicured with a range of patio & lawn sections, as well as a vegetable patch! The greenhouse will be included within the sale.

The garage has access either via a side door or an up & over door to the front.



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Road Map



Hybrid Map



Terrain Map



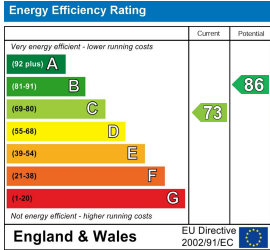
Floor Plan



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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