



## 4 Bishops Gate Lydney, GL15 5TG

£310,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* Dean Estate Agents are pleased to offer to the market this modern three bedroom semi-detached house located in a quiet cul-de-sac near to Lydney town.

The property has the benefit of a converted garage which now provides a large kitchen diner benefitting from a utility room integrated appliances. The lounge is contemporary with French double doors leading out to the rear garden. The first floor offers three sizable bedrooms and a walk in shower room, the landing offers plenty of fitted storage.

The property benefits from off road parking for two vehicles to the front, the rear of the property benefits from a patio area sheltered by a canopy and a laid to lawn section with mature shrubs and bushes, the garden offers a shed and side access gate for convenience.

Situated a short distance from Lydney town you are close to many local amenities to include supermarkets, independent shops and cafes, doctors and dental surgeries, school, nurseries and parks with the train station in close proximity.



The property is approached via the front door into

#### Entrance Hall:

6'2" x 3'1" (1.88m x 0.95m)

Stairs to the first floor landing, smoke alarm, double panelled radiator and controls for alarm, under-floor heating, door to the cloakroom, kitchen and lounge, power and lighting.

#### Cloakroom:

3'1" x 4'5" (0.95m x 1.37m)

W.C, vanity wash hand basin, under-floor heating, wall mirror with shaving point, tiled walls, extractor fan and panelled radiator.

#### Lounge:

10'6" x 16'10" : (3.22m x 5.14m :)

Rear aspect with double glazed patio doors, two panelled radiators, coved ceiling, wall lights, free standing electric fireplace, large storage cupboard, BT and TV points, thermostat for central heating system and double glazed window, power and lighting.

#### Kitchen:

12'3" x 16'10" (3.74m x 5.14m)

Base and eye level units and deep drawers, under-floor heating, large UPVC window to the front aspect, rolled edge worktop surfaces, 1 1/2 bowl single drainer sink unit, corner shelving, AEG electric double oven and microwave oven, warming drawer, integrated fridge freezer, integrated dish washer, electric induction hob and light over, double panelled radiator and double glazed window to front aspect, power and spot lights.

#### Utility Room:

3'1" x 7'3" (0.94m x 2.22m)

With plumbing for an automatic washing machine and double power point, storage units and lighting.

#### First Floor Landing:

8'1" x 2'11" (2.48m x 0.89)

Built-in cupboard housing the Worcester combination boiler, fitted wardrobe with hanging rail.

#### Bedroom One:

11'0" x 10'8" : (3.37m x 3.26m :)

Front aspect with UPVC double glazed window, panelled radiator, built-in double wardrobe, TV point.

#### Bedroom Two:

12'2" x 9'2" (3.72m x 2.80m)

Rear aspect with UPVC double glazed window, panelled radiator, built-in double wardrobe and TV point.

#### Bedroom Three:

7'10" x 10'5" (2.40m x 3.20m)

Rear aspect with UPVC double glazed window, panelled radiator, TV point and built-in single wardrobe.

#### Bathroom:

6'2" x 5'11" (1.90m x 1.81m)

Contemporary shower room with W.C, large vanity wash hand basin with light up mirror with shaver point, walk in double shower with glass screen, tiled walls, tiled flooring, vertical heated towel rail, extractor fan and UPVC double glazed obscured window.

#### Outside:

To the front of the property one will find off road parking for two vehicles, outside tap and a wooden gate to the side entrance door and rear gardens. The side patio is large for bins storage and is private with a fenced boundary and outside lights.

To the rear you will find a patio area as you exit the lounge patio doors with a lean-to canopy which leads up to the laid to lawn section with an abundance of shrubs and flowers, outdoor lighting and shed with power and lighting.



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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



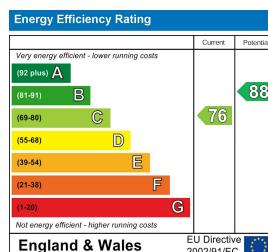
## Floor Plan



## 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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