



## 27 Bracken Close Lydney, GL15 5AJ

Offers Over £400,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Benefitting from a double extension to the rear and a further dining room extension and solar panels is this most spacious and well presented family home located in the sought after Bracken Drive area of Lydney.

The property owners of 30 years or more have created a family home suitable for the modern times and includes a lounge, extended dining room, kitchen with utility and cloakroom adjoining, four bedrooms, the master bedroom having an en-suite shower and dressing room, family bathroom.

The gardens are private and hosts lawns with a separate vegetable plot.

Off road parking to the front for several vehicles.



The property is approached via a UPVC double glaze

#### Entrance Hall:

14'3 x 5'9 (4.34m x 1.75m)

With stairs to the first floor.

#### Living Room:

14'3 x 11'7 (4.34m x 3.53m)

Front aspect with UPVC double glazed window, radiator, TV point and ample power points.

#### Dining Room:

18'7 x 8'8 (5.66m x 2.64m)

With doors back into the lounge and kitchen, the dining room has been extended which provides for a much larger room with Upvc double glazed doors and window to the rear, open serving hatch to the kitchen.

#### Kitchen/Breakfast Room:

19'7 x 8'8 (5.97m x 2.64m)

Rear aspect and hosting base units with drawers, worktop surfaces, gas hob and electric oven included , stainless steel sink unit, Upvc double glazed window, large extractor hood over cooking area, plumbing for dishwasher, strip light.

#### Breakfast Room:

With both base and wall cupboards, worktop surfaces, radiator.

#### Utility Room:

8'10 x 6'4 (2.69m x 1.93m)

UPVC door and window to the rear, plumbing for washing machine, wall cupboard, coat hooks, wall mounted Worcester gas boiler, radiator, door to garage and further door to the cloakroom.

#### Cloakroom:

6'0 x 3'5 (1.83m x 1.04m)

With W.C, wash hand basin, mirror, UPVC double glazed window, radiator.

#### First Floor Landing:

10'6 x 5'11 (3.20m x 1.80m)

With doors to bedrooms, access to the loft space, airing cupboard and power point.

#### Master Bedroom:

13'4 x 8'9 (4.06m x 2.67m)

Front aspect UPVC double glazed window, radiator, smoke alarm and power points.

#### En-Suite:

6'9 x 8'7 (2.06m x 2.62m)

With fully tiled walls, large double size shower cubicle hosting tiled walls, Mira electric shower and glass shower screens, vanity wash hand basin unit, concealed cistern WC, UPVC double glazed window, heated towel rail, extractor fan.

#### Dressing Room:

6'3 x 5'4 (1.91m x 1.63m)

The current owner has 2 separate triple wardrobes with space to open doors.

#### Bedroom Two:

13'4 x 8'7 (4.06m x 2.62m)

Front aspect with UPVC double glazed window, radiator and power points.

#### Bedroom Three:

10'7 x 8'8 (3.23m x 2.64m)

Rear aspect with UPVC double glazed window, radiator and built in floor to ceiling double wardrobes.

#### Bedroom Four:

6'3 x 8'8 (1.91m x 2.64m)

Front aspect with UPVC double glazed window, radiator, dimmer switch, built in cupboard and power points.

## Family Bathroom:

6'9 x 6'8 (2.06m x 2.03m)

With a white suite comprising of a bath with shower and screen, vanity wash hand basin unit, concealed cistern W.C, cupboards, UPVC double glazed window, tiled walls and heated towel rail.

## Outside:

To the front one will find block paved off road parking for several vehicles, outside light, side path to the rear, shrubs and covered access to the main entrance hall.

The rear gardens are well tended to and comprise of Indian sandstone patio area, lawns, shrub and flower borders, pear and

apple trees, outside light and tap, greenhouse, large wooden shed, enclosed vegetable garden, fenced and hedged boundaries.

The Solar Panels are owned by the current owners and will be included within the sale.

The Solar Installed Capacity is 3kw.

The latest regeneration rate is 24.53p per KWH.

The rates are set and updated annually by Ofgem

## Garage:

18'5 x 8'11 (5.61m x 2.72m)

With remote control roller door, power and lighting, internal door to the utility room.



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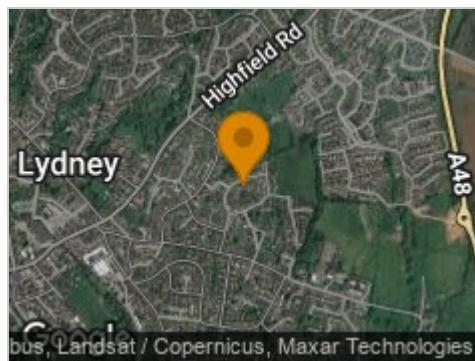
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

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



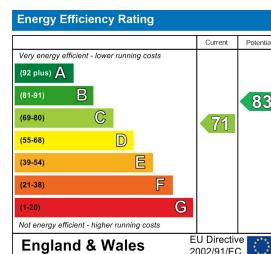
## Floor Plan



## 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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