



New House, Beech Way

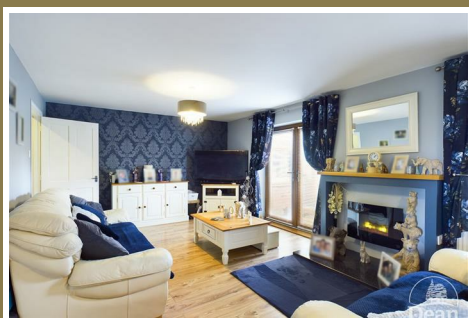
Bream, Lydney, GL15 6NB

£372,000



VIRTUAL TOUR AVAILABLENO ONWARD CHAIN*** Dean Estate Agents are delighted to offer to the market this four/five bedroom detached house with three reception rooms to include lounge, dining room and conservatory. This most deceptive house includes kitchen, handy downstairs cloakroom, four bedrooms upstairs, one with en-suite and the family bathroom.

The property is close to woodland walks in the sought after village of Bream in the Forest of Dean. The village has many amenities to include a primary school, convenience stores, florist, pharmacy and cafe. There are further amenities in the nearby town of Lydney including supermarkets and secondary school.



Entrance Hall:

6'11" x 5'8" (2.11 x 1.73)

With radiator, tiled floor, double power point, coat hooks.

Cloakroom:

4'1" x 5'8" (1.24 x 1.73)

With WC, wash hand basin, vanity wash hand basin, extractor fan, tiled floor, heated towel rail, double glazed window.

Kitchen:

11'4" x 12'10" (3.45 x 3.91)

Front aspect with base units, drawers, worktops, gas and electric cooker points, extractor hood and light, laminate flooring, plumbing for washing machine and dishwasher. Wine rack, Ideal gas combination boiler fitted in 2020, ceiling down lighters, plumbing for American fridge, double glazed window. Minimum 12 power sockets, sink unit, radiator.

Lounge:

22'2" x 12'0" (6.76 x 3.66 (6.75 x 3.65))

Rear aspect, a very spacious family lounge with double glazed windows, laminate flooring, radiators, double glazed patio doors, electric fire and surround, under stairs cupboard. Two double radiators.

Study:

8'3" x 9'7" (2.51 x 2.92)

Potentially a 5th bedroom with Upvc double glazed window and radiator. Currently used as a playroom but could also be utilised as a 5th bedroom or study.

Dining Room:

9'6" x 12'0" (2.90 x 3.66 (2.89 x 3.65))

Rear aspect with laminate flooring, radiator, double doors to conservatory.

Conservatory:

11'2" x 9'9" (3.40 x 2.97)

Upvc double glazed windows, doors to garden, radiator and insulated roof.

Landing:

15'5" x 5'9" (4.70 x 1.75)

Twin Upvc double glazed window to the front, smoke alarm, power point.

Bedroom One:

11'5" x 10'3" (3.48 x 3.12)

Front aspect with double glazed window, radiator, TV point and doors to en-suite.

En-Suite Shower Room:

8'2" x 4'4" (2.49 x 1.32)

Another well appointed room with large, walk in shower cubicle, electric shower and folding doors, vanity wash hand basin unit and concealed

cistern WC, tiled walls, Upvc double glazed window, ceiling down lighters, heated towel rail.

Bedroom Two:

11'6" x 9'2" (3.51 x 2.79)

Upvc double glazed window to the rear aspect, radiator, power points.

Bedroom Three:

11'6" x 7'8" (3.51 x 2.34)

Rear aspect with Upvc double glazed window, radiator and laminate flooring.

Bedroom Four:

9'0" x 9'3" (2.74 x 2.82)

Rear aspect with Upvc double glazed window, radiator.

Bathroom:

8'3" x 5'8" (2.51 x 1.73)

A well appointed suite comprising of a vanity wash hand basin unit and concealed cistern WC, bath with shower and glass screen, medicine cabinet, heated towel rail, ceiling down lighters, laminate flooring, Upvc double glazed window, wall mirror and tiled walls.

Outside:

To the front one will find a large gravelled drive providing parking for several vehicles, brick pillar enclosures with newly fitted lattice fencing, bin store area, outside light and tap.

The rear gardens are enclosed with fencing and comprise patio area, steps up to lawns, large wooden shed, side path to the front.



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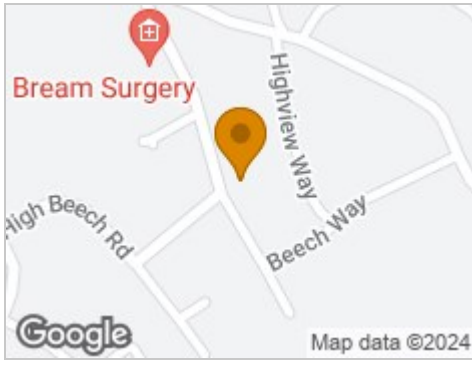
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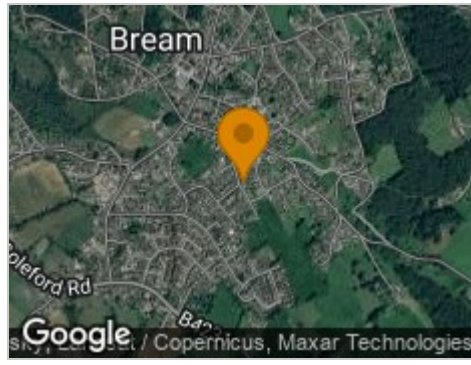
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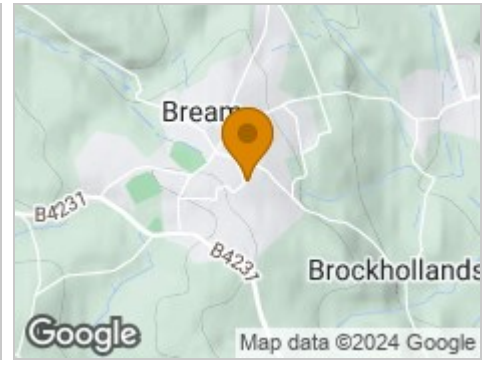
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

- Conservatory: 11'2" x 9'9" (3.41 x 3.00 m)
- Dining Room: 9'6" x 12'0" (2.92 x 3.68 m)
- Lounge: 22'2" x 12'0" (6.76 x 3.68 m)
- Kitchen: 11'4" x 12'10" (3.48 x 3.93 m)
- Playroom / Study: 8'3" x 9'7" (2.54 x 2.95 m)
- Inner Hall: 7'10" x 2'10" (2.40 x 0.69 m)
- Entrance Hall: 6'11" x 5'8" (2.12 x 1.73 m)
- Cloakroom: 4'1" x 5'5" (1.25 x 1.74 m)

Floor 1 Building 1

- Bedroom: 11'6" x 7'8" (3.52 x 2.34 m)
- Bedroom: 9'0" x 9'3" (2.77 x 2.82 m)
- Bedroom: 11'6" x 9'2" (3.53 x 2.82 m)
- En-suite: 6'2" x 4'4" (1.88 x 1.35 m)
- Landing: 15'5" x 9'9" (4.70 x 1.76 m)
- Bathroom: 8'3" x 5'9" (2.52 x 1.76 m)
- Master Bedroom: 11'5" x 10'3" (3.50 x 3.14 m)

Approximate total area⁽¹⁾

1367.86 ft²
127.08 m²

(1) Excluding balconies and terraces

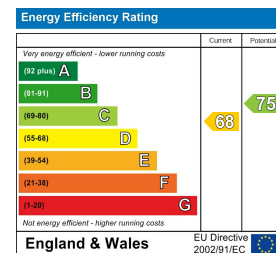
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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