



## 51 Beauchamp Meadow

Lydney, Gloucestershire, GL15 5NS

£395,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*MUST BE VIEWED\*\*\* We are delighted to offer for sale this fantastic corner plot beautifully presented property with far reaching views to the River Severn and beyond. The detached family home benefits from spacious lounge with bay window to the front, a separate family room/playroom/study, modern kitchen/dining room and handy downstairs cloakroom. Upstairs there are four bedrooms, master bedroom benefits from en-suite shower room and family bathroom. Outside there is ample off road parking, integral garage and rear garden.

The town of Lydney is a fantastic commuter hub with a railway station with direct links to Gloucester, Cheltenham and Cardiff and there is a brilliant road links to the main nearby cities. The town has many amenities to include schools, doctors surgeries, supermarkets, independent shops and cafes and parks.



The property is approached via a storm porch with light and panelled door into:

### Entrance Hallway:

Stairs to first floor, solid wood flooring, digital controls for central heating system, dado rail, panelled radiator, smoke alarm and understairs cupboard.

### Cloakroom:

With W.C, wash hand basin, vinyl flooring, panelled radiator and Upvc double glazed obscured window.

### Lounge

14'7" x 11'2" : (4.45 x 3.40 :)

Front aspect with square bay window and twin Upvc double glazed windows to side aspect, BT point, TV point, two radiators, coved ceiling, living flame gas fire with feature surround and marble plinth; and double doors to:

### Family/Playroom/Study:

10'1" x 9'6" : (3.07 x 2.90 :)

Rear aspect with Upvc double glazed window, panelled radiator and coved ceiling.

### Kitchen/Dining Room

17'0" x 15'6" L-shaped: (5.18 x 4.72 L-shaped:)

Kitchen comprising base and eye level units, drawers, rolled edge worktop surfaces, single drainer sink unit, integrated dishwasher, wine rack, ceramic tiled flooring, recessed ceiling lights, panelled radiator, sliding double glazed patio doors to garden, illuminated glass fronted display

cabinets and cupboards in breakfast area, internal door to garage, dimmer switches and Upvc double glazed window.

### First Floor Landing:

Access into loft space, dado rail and airing cupboard housing clothes rail, radiator and shelving.

### Master Bedroom

12'2" x 11'2" : (3.71 x 3.40 :)

Front aspect with twin Upvc double glazed arched windows, panelled radiator and two separate built-in wardrobes with bi-folding mirrored doors.

### En-suite:

With W.C, wash hand basin and shower cubicle housing Mira electric shower, tiled walls and extractor fan above; mirrored medicine cabinet, shaver point, panelled radiator, tiled walls, vinyl flooring and Upvc double glazed arched window.

### Bedroom Two

11'0" x 9'10" : (3.35 x 3.00 :)

Rear aspect with Upvc double glazed window enjoying views to the River Severn, panelled radiator, dimmer switch and built-in double wardrobe with bi-folding doors.

### Bedroom Three

10'3" x 8'4" : (3.12 x 2.54 :)

Front aspect with Upvc double glazed window, panelled radiator and built-in double wardrobe with bi-folding doors.

## Bedroom Four

10'1" x 7'2" : (3.07 x 2.18 :)

Rear aspect with panelled radiator and Upvc double glazed window enjoying views to the River Severn.

## Bathroom:

White suite comprising W.C, wash hand basin and bath with shower above and glass screen; tiled walls, extractor fan, shaver point, vinyl flooring, mirrored medicine cabinet, heated towel rail and Upvc double glazed window.

## Garage:

Metal up and over door, power and lighting, wall

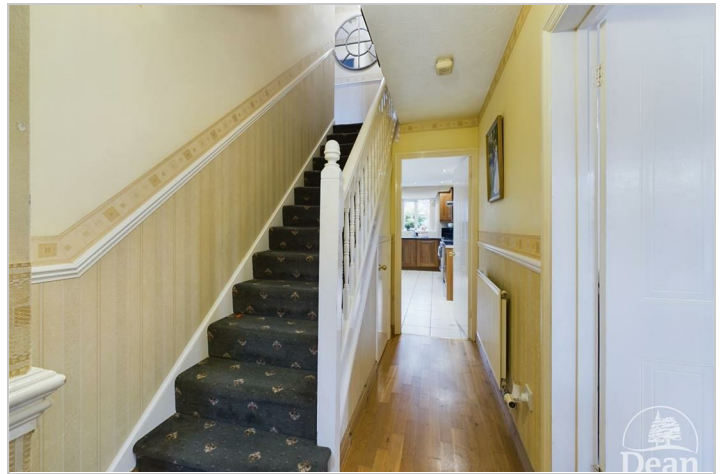
mounted gas fired Atag combination boiler, internal door to kitchen.

## Outside:

To the front of the property one will find easy accessible off road parking for 4 cars, outside light, side lawned gardens, enclosed by laurel hedging and shrubs.

Access to the side of the gardens provides entry to the rear gardens via double wooden gates.

The rear gardens are fully enclosed and comprise patio, lawns, raised decking area, 2 sheds, outside lighting, shrubs and small trees and water tap to side.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

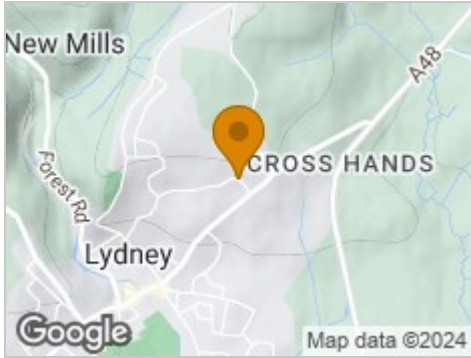
Road Map



Hybrid Map



Terrain Map



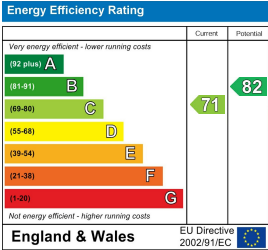
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.