



## 10 Hatton Close

Worrall Hill, Lydbrook, GL17 9QJ

£325,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\* Dean Estate Agents are delighted to offer to the market this four bedroom detached dormer bungalow situated in Worrall Hill near Lydbrook in the Forest of Dean. Worrall Hill is a lovely community with a Sports & Social Club, a recreation field and direct access into the woodlands. Nearby Lydbrook has two takeways, two public houses, a convenience shop and a doctors surgery.

The accommodation comprises of spacious entrance hallway leading to bright lounge, large kitchen/diner with separate utility room, a downstairs bathroom and two downstairs double bedrooms which could be used as an extra reception rooms. There are two bedrooms on the first floor. Outside there is off road parking and front and rear gardens with mature shrubs, flowering borders and lawned areas, there is more parking to the rear and access to the woodlands.



Approached via UPVC double glazed door into:

#### Entrance Porch:

6'0" x 4'0" (1.85m x 1.22m)

Wooden laminate flooring, power and lighting, door to entrance hallway.

#### Entrance Hallway:

Wood laminate flooring, stairs to the first floor, understairs storage cupboard, airing cupboard, double panelled radiator, power and lighting, doors to lounge, kitchen/diner, bathroom and two bedrooms.

#### Lounge:

15'1" x 15'5" (4.60m x 4.71m)

Two double glazed windows to the front aspect, feature fireplace with wooden surround and marble hearth housing an electric fire, single panelled radiator.

#### Kitchen/Diner:

13'9" x 11'7" (4.21m x 3.54m)

A range of wall, drawers and base units, worktop, one and a half stainless steel sink with mixer tap and drainer unit, space for cooker, space for appliances, tiled splashbacks, space for fridge/freezer, space for table and chairs, wood laminate flooring, exposed ceiling beams, double glazed window, door to utility room.

#### Utility Room:

6'9" x 9'2" (2.06m x 2.81m)

Space and plumbing for appliances, vinyl flooring, two dual aspect double glazed windows, UPVC door opening to the rear garden, radiator.

#### Bedroom One:

11'8" x 11'5" (3.58m x 3.48m)

Fitted wardrobes, double glazed window to front aspect, single panelled radiator, power and lighting.

#### Bedroom Two:

9'10" x 11'3" (3.00m x 3.44m)

Double glazed window to rear aspect, double panelled radiator, power and lighting.

#### Bathroom:

5'4" x 7'10" (1.64m x 2.40m)

Panelled bath with overhead shower attachment, pedestal wash hand basin, low level W.C., tiled walls, tiled flooring, extractor fan, heated towel rail, double glazed obscured window.

#### First Floor Landing:

3'9" x 3'5" (1.16m x 1.05m)

Doors to two bedrooms, smoke alarm.

#### Bedroom Three:

11'9" x 15'6" (3.59m x 4.73m)

Double glazed Velux window, double glazed

window, single panelled radiator, eaves storage, power and lighting.

#### Bedroom Four:

9'1" x 9'5" (2.77m x 2.88m)

Double glazed Velux window, eaves storage, radiator, power and lighting.

#### Outside:

To the front of the property there is a driveway providing off road parking with steps to the mature front garden which has a patio and a

rockery, there are raised flower borders, mature shrubs and bushes, lawned area with trees and outside lighting. The rear garden benefits from a lawned garden with a paved patio and space for seating. The property is all enclosed by fencing and walling surround.



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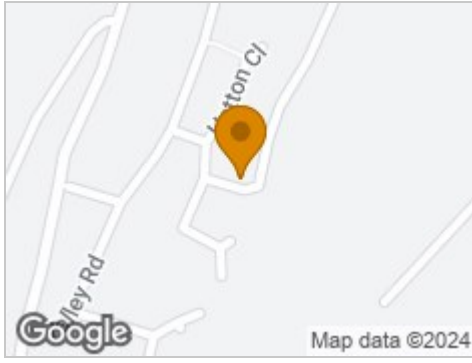
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.



## Road Map



## Hybrid Map



## Terrain Map



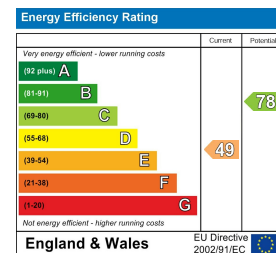
## Floor Plan



## Viewing

Please contact our 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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