



## 10 Smithville Close

St. Briavels, Lydney, Gloucestershire, GL15 6TN

Offers Over £239,950



**\*\*THREE GOOD SIZED BEDROOMS\*\*** Dean Estate Agents are delighted to offer to the market this well presented family home with two spacious reception rooms and low maintenance garden. This semi-detached house offers entrance porch, entrance hallway, large lounge, separate dining room, kitchen and utility cupboard. From the first floor landing there is access into three good size bedrooms and family bathroom. The loft is fully boarded with velux windows and has great potential for a fourth bedroom subject to the necessary planning permissions. Located in the sought after village of St. Briavels the property benefits from off road parking for multiple vehicles, oil central heating and UPVC double glazing throughout.

St. Briavels is an historic and lively, friendly village with plenty of amenities to include a primary school, doctors surgery, church, playground, shops, a popular public house and a café. There is a spectacular castle which dates back to the 12th century and many historic walks go right through the village.

The towns of Chepstow and Monmouth are some 20 minutes drive which offer a more comprehensive range of facilities with the local town of Lydney being some 10 minutes drive.



Approached via wooden frosted window door into:

#### Entrance Porch:

6'0" x 2'7" (1.83m x 0.80m)

UPVC double glazed window, space for coats, bags and shoes, door to entrance hallway.

#### Entrance Hallway:

7'8" x 5'10" (2.35m x 1.80m)

Wi-Fi point, BT point, double panelled radiator, power and lighting, door to lounge, opening to kitchen.

#### Kitchen:

10'10" x 9'5" (3.31m x 2.88m)

A range of base and eye level units, splashbacks, one and a half stainless steel sink with drainer, tiled flooring, space for fridge/freezer, space and plumbing for washing machine, airing cupboard housing boiler, space for dishwasher, electric oven and hob, LED spotlights on the ceiling, UPVC double glazed window.

#### Dining Room:

11'5" x 6'11" (3.50m x 2.11m)

Two double glazed velux windows, UPVC frosted door leading to rear garden, double panelled radiator, LED spotlights, UPVC frosted window door leading to the rear of the house, door to utility cupboard.

#### Utility Cupboard:

2'10" x 2'0" (0.87m x 0.61m)

Space for tumble drier, UPVC double glazed window, power.

#### Lounge:

19'4" x 12'10" (5.90m x 3.93m)

Double panelled radiator, TV point, understairs cupboard, stairs with a chair lift leading to the first floor, UPVC French patio doors leading to the garden, UPVC double glazed window to front, smoke alarm.

#### First Floor Landing:

7'2" x 2'4" (2.19m x 0.73m)

Doors leading to all three bedrooms and bathroom, lighting, smoke alarm.

#### Bedroom One:

10'2" x 10'0" (3.11m x 3.07m)

UPVC double glazed window, power and lighting, double panelled radiator.

#### Bedroom Two:

9'6" x 8'10" (2.91m x 2.71m)

UPVC double glazed window, power and lighting, double panelled radiator.

#### Bedroom Three:

13'5" x 6'2" (4.11m x 1.89m)

UPVC double glazed window, power and lighting, double panelled radiator, large storage cupboard, access with pull down ladder to a fully boarded loft area with lighting, smoke alarm & two Velux windows; this is ideal for storage or other use.

### Bathroom:

8'11" x 5'6" (2.73m x 1.68m)

Electric shower over the bath, two frosted UPVC double glazed windows. W.C., wash hand basin, heated towel rail, LED spotlights.

### Attic Room:

19'6" x 13'1" (5.95m x 4.00m)

Potential for conversion to a fourth bedroom, office or playroom (subject to the necessary planning permission). Fully boarded, two velux windows, power and lighting, smoke alarm.

### Outside:

To the front of the property there is ample off road

parking for 2-3 vehicles There is a decorative pebble area to the side and there is an automatic outside light.

The rear garden is mainly laid to astro turf, the private, enclosed garden is fenced off and there is a gate to the rear of the property for access, there is a patio area with space for seating and some decorative pebbles outlining the fence, there is also garden storage which is being included.



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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



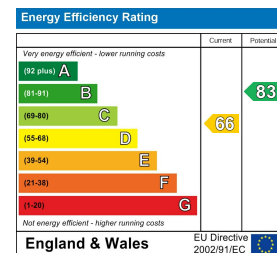
## Floor Plan



## 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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