



## 49 Kingfisher Drive

Lydney, Gloucestershire, GL15 5FX

Offers Over £275,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*OFFERS INVITED\*\*\* Dean Estate Agents are delighted to offer for sale this immaculately presented Persimmon 'Grasmere' home with upgrades included. The family home benefits from a spacious bright lounge, modern kitchen/diner with appliances and doors leading to the landscaped garden and handy downstairs cloakroom. Stairs to the first floor lead to three bedrooms, master with en-suite shower room and dual windows and family bathroom. Outside there is off road parking and access to the garage, there is potential for a garage conversion with the correct planning permission. VIEWING HIGHLY RECOMMENDED!

The town of Lydney is a fantastic commuter town with easy access to the main roads leading to Gloucester/Cheltenham and Bristol. The town has many amenities to include supermarkets, shops, cafes, public houses and parks, the Forest of Dean with many woodland walks and attractions is right on your doorstep.



Approached via UPVC double glazed front door into:

#### Entrance Porch:

3'6" x 4'8" (1.07m x 1.44m)

Radiator, consumer unit, lighting, door into lounge.

#### Lounge:

15'5" x 10'3" (4.71m x 3.13m)

UPVC double glazed window to front aspect, TV Point, radiator, power and lighting, door to inner hallway.

#### Inner Hallway:

3'10" x 4'9" (1.18m x 1.46m)

Stairs to the first floor landing, doors to kitchen/diner and cloakroom, thermostat, smoke alarm, lighting.

#### Cloakroom:

2'11" x 6'4" (0.91m x 1.94m)

W.C., wash hand basin, tiled splashbacks, radiator, extractor fan, vinyl flooring, lighting.

#### Kitchen/Diner:

7'1" x 18'9" (2.18m x 5.72m)

An extensive range of colour coded base and eye level units, worktop, tiled splashbacks, a range of integrated appliances to include fridge/freezer, Zanussi dishwasher and washing machine, upgraded composite sink unit, power and lighting, open plan to dining area with UPVC double glazed patio doors to rear garden, walk in cupboard, UPVC double glazed window to rear aspect.

#### First Floor Landing:

UPVC double glazed frosted window to side aspect, storage cupboard, radiator, lighting, doors to all bedrooms and bathroom.

#### Bedroom One:

9'0" x 18'11" (2.75m x 5.79m)

UPVC double glazed dual windows to front aspect, radiator, power and lighting, fitted wardrobes, door to en-suite.

#### En-Suite Shower Room:

7'1" x 5'1" (2.18m x 1.55m)

W.C., wash hand basin, walk in shower cubicle, partly tiled walls, heated towel rail, mirrored medicine cabinet, extractor fan, UPVC double glazed frosted window to side aspect, lighting, vinyl flooring.

#### Bedroom Two:

10'9" x 8'9" (3.30m x 2.69m)

UPVC double glazed window to rear aspect, radiator, fitted wardrobes, power and lighting.

#### Bedroom Three:

7'1" x 9'11" (2.18m x 3.03m)

UPVC double glazed window to rear, radiator, power and lighting.

#### Bathroom:

6'10" x 8'7" (2.09m x 2.64m)

A contemporary and quality three piece suite with W.C., wash hand basin, panelled bath with electric shower over and glass shower screen, UPVC double

glazed frosted window to side aspect, heated towel rail, tiled walls, extractor fan, vinyl flooring.

### Garage:

Up and over door, power and lighting.

### Outside:

To the front there is off road parking leading to the garage and gravelled area. Side access to the rear garden with patio, lawn and gravelled areas, fully enclosed with outside water supply and lighting.

### Agent's Note:

Subject to the necessary planning and/or building regulations consent, the garage could easily be converted to a further reception room or fourth bedroom with access from the lounge.

### Upgrades Included:

A composite sink in place of the standard stainless steel sink unit

A Zanussi Dishwasher, Washing Machine and Fridge/Freezer

Two Bedrooms have fitted wardrobes

Chrome Towel Rails

Additional tiling to the Bathroom

Light in the Garden

Tap (for water) in the Garden



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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.

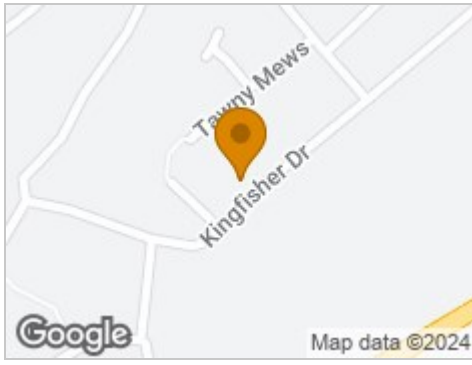
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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



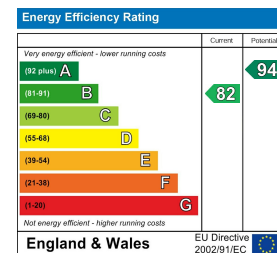
## Floor Plan



## 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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