



17 Kimberley Drive

Lydney, Gloucestershire, GL15 5AD

£310,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market this gorgeous family home with three reception rooms including spacious lounge with woodburning stove, dining room and conservatory, downstairs cloakroom and separate utility room. The accommodation also comprises of modern fitted kitchen, three bedrooms and a family bathroom. To the front of the property there is off road parking and garage and enclosed garden to the rear.

The property is walking distance to a popular primary school and lots of woodland walks nearby, the town has many amenities to include independent cafes, parks, other primary schools and secondary school, shops and supermarkets.



Approached via a built in porch through a composite door with frosted glass into:

Entrance Hallway:

10'5" x 6'3" (3.18m x 1.92m)

Coat hooks, stairs to first floor, double panelled radiator, space for storage under stairs, power & lighting, door to kitchen and lounge.

Lounge:

14'0" x 11'10" (4.29m x 3.63m)

Multi fuel burner, power & lighting, TV point, wall light, bay window double glazed to front aspect, arch way through to dining room.

Dining Room:

8'10" x 8'7" (2.71m x 2.62m)

Single panelled radiator, power and lighting, wall lights, door to kitchen and conservatory.

Conservatory:

10'7" x 9'10" (3.23m x 3.00m)

Double panelled radiator, power, UPVC double glazed windows, French patio doors onto the garden.

Kitchen:

11'5" x 8'6" (3.49m x 2.61m)

A range of eye level & base units, shelving, power & lighting, under cabinet lighting, arch way to utility room, space for dishwasher, induction hob and twin gas oven, one and a half sink plus

drainer unit, two double glazed windows, double panelled radiator.

Utility Room:

8'3" x 7'2" (2.54m x 2.19m)

Built in cupboard, UPVC double glazed door to rear garden, sink with drainer unit, space and plumbing for washing machine & tumble dryer, UPVC double glazed windows to rear, smoke alarm, single panelled radiator, power & lighting, door to garage and cloakroom.

Cloakroom:

4'9" x 2'5" (1.45m x 0.76m)

Wash hand basin, W.C., double glazed frosted window.

First Floor Landing:

6'10" x 5'8" (2.09m x 1.74m)

Power & lighting, UPVC double glazed window over the stairs, doors to bedrooms and bathroom.

Bedroom One:

12'0" x 11'4" (3.66m x 3.46m)

Power & lighting, single panelled radiator, UPVC double glazed windows to front aspect, space for wardrobes.

Bedroom Two:

11'3" x 8'7" (3.44m x 2.64m)

Power & lighting, UPVC double glazed window to front aspect, single panelled radiator.

Bedroom Three:

9'1" x 7'11" (2.79m x 2.42m)

Power & lighting, UPVC double glazed window to rear, single panelled radiator, built in shelving.

Bathroom:

7'2" x 5'5" (2.20m x 1.67m)

Stand alone bath tub, integrated electric shower cubicle, W.C., UPVC double glazed frosted window, wash hand basin, wall mounted mirrored cabinet, double panelled radiator.

Garage:

10'7" x 8'3" (3.23m x 2.52m)

Housing boiler, power & lighting, up and over door.

Outside:

To the front of the property there is ample off road parking for up to three vehicles leading to the garage, there are some mature shrubs surrounding part of the driveway.

In the rear garden there are steps leading to an area with built in gazebo, there is lighting, power and a tap by the gazebo. Throughout the lower level of the garden there is a patio with space for table and chairs, mature shrubs surround the enclosed garden and there is a wooden shed & greenhouse in the corner.



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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.

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.

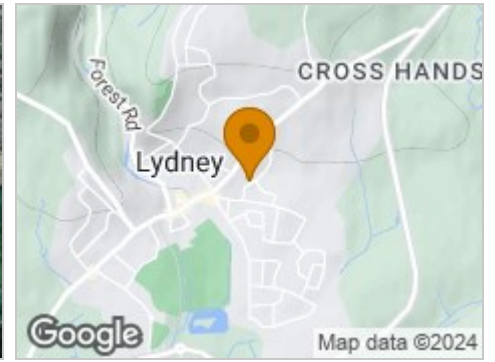
Road Map



Hybrid Map



Terrain Map



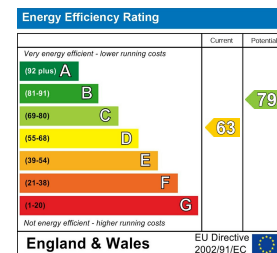
Floor Plan



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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