



## Wesley Road

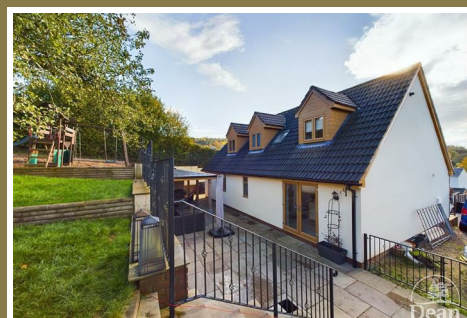
Whitcroft, Lydney, GL15 4RE

£499,999





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*DEAN ESTATE AGENTS are excited to offer for sale this most impressive individual detached 3/4 bedroom property built approximately 7 years ago. Contemporary throughout having quality fitted kitchen with built in appliances, 2 En-suites and family bathroom with jacuzzi bath. Underfloor heating, tiled floors to the ground floor, oak internal doors, silver electrical sockets and light switches. The lounge is extremely spacious and has a wood effect tiled floor, children's play room/4th bedroom, utility room and spacious hallway. To the first floor are 3 bedrooms two with en-suite shower rooms and separate family bathroom. To the rear of the property is an covered entertaining area with power and lighting and steps lead up to the gardens which are laid to lawn. The property enjoys an elevated position with views over the village and beyond.



### Entrance Hallway :-

Stairs to the first floor with glass panels and lighting, two double built in cupboards, tiled floor with under floor heating, double glazed window to rear aspect, UPVC door to front, open through to lounge, twin glass oak doors to kitchen, doors to utility, children's play room and cloakroom.

### Cloakroom :-

Low level WC, wash hand basin, extractor fan, tiled walls and tiled floor with underfloor heating, display alcove.

### Lounge :-

Feature fireplace with tiled breast, wood effect tiled floor with underfloor heating, double glazed window to side aspect, French doors, full length window to front.

### Playroom :-

Tiled floor with underfloor heating, downlighting, double glazed window to rear aspect.

### Office Room :-

Tiled floor with underfloor heating, down lighting, oak door.

### Kitchen :-

Two tone wall and base high gloss cabinets with integrated appliances to include, two fridges, two freezers, microwave, wine fridge, extractor hood, gas cooker point with space for a Rangemaster, pan drawers. Tiled floor with under floor heating, French doors to rear aspect, double glazed window to front aspect, downlighting, twin glazed doors to hallway, plinth lighting, under cabinet lighting.

### Utility Room :-

Sink unit with shower attachment, built in cupboard housing the Worcester boiler and hot water tank, plumbing for washing machine, space for tumble dryer,

built in shelved cupboard with tiled splash backs, double glazed window to side aspect, door to outside, underfloor heating.

### First Floor Landing :-

Roof Light, radiator, access to loft space.

### Master Bedroom :-

Two radiator, double glazed windows to front and rear aspects, eaves storage, built in wardrobes, down lighting.

### En-suite Shower Room :-

Step in shower cubicle, low level WC, wash hand basin, tiled walls, tiled floors, alcoves, shaver point, double glazed window to front aspect.

### Bedroom 2 :-

Double glazed window to rear aspect, fitted wardrobe, radiator.

### Bathroom :-

Jacuzzi bath with shower attachment over, low level WC, wash hand basin, double glazed window to rear aspect, tiled walls and tiled floor, chrome radiator.

### Bedroom 3 :-

Two roof lights, two radiators, fitted wardrobes, storage cupboard.

### En-suite Shower :-

Shower cubicle, low level WC, wash hand basin, chrome towel rail, tiled walls, tiled floors.

### Outside:-

The property stands in a slightly elevated position enjoying views of the countryside and village. There is off road parking for several vehicles, side access leading to the rear. Large patio area and covered entertaining area with power and lighting, room for a hot tub, adjacent is a storage shed. There is a separate workshop.

Steps lead up to the lawned gardens and children's play area.

### Consumer Notes :-

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Tenure: We are advised freehold.

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