



## Greenacres Sun Rise Road

Bream, Lydney, GL15 6HZ

£535,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\*

Dean Estate Agents are proud to offer 'For Sale' this most impressive and immaculately presented four bedroom detached bungalow, situated in a peaceful and well sought after area, with woodland and wildlife on your doorstep. The property has been completely refurbished throughout to include a spacious luxury Kitchen / Diner, four piece bathroom suite, two reception rooms, luxury vinyl tile flooring throughout, oak internal doors, double glazing and USB charging points. The conservatory overlooks the level garden and enjoys views of the Forest behind. There is ample off road parking and a detached wooden garage, summer house and garden shed all with power and lighting. The Swim Spa is available by separate negotiation.



**Entrance Hallway :**

Entered via a UPVC double glazed door, twin panel radiator, LVT flooring, built in linen cupboard with a radiator, built in coat cupboard, access to loft space.

**Lounge :**

Double glazed bay window to front aspect, double glazed window to side aspect, feature fire place with wood burning stove, half glazed door to hallway.

**Sitting Room :**

Double glazed French doors to Conservatory, radiator, luxury vinyl tile flooring, half glazed door to Hallway, electric wall fire, open to >

**Kitchen/Diner :**

Fitted with matching high gloss Graphite wall and base cabinets, with a contrasting center island in Dove Grey., solid oak worktops Integrated appliances are all AEG ( except the fridge/freezer) and include, dishwasher, double oven with grill, induction hob, extractor fan, bean to cup coffee machine, fridge/freezer, microwave, pan drawer's, spice rack, TV aerial point, USB charging points, under wall cabinet and plinth lighting, one and half bowl sink unit, splash backs, luxury vinyl tile flooring, anthracite radiator, double glazed windows to front, rear and side aspects, down lighting, double glazed door to rear. Access to boarded loft via ladder with lighting.

**Conservatory :**

UPVC double glazed windows, French doors to outside, tiled flooring, radiator.

**Inner Hall :**

Entered via half glazed door, LVT flooring, down lighting, twin panel radiator, double glazed window to rear aspect, doors to bedrooms 3 & 4 and Utility / Cloakroom.

**Utility / Cloakroom :**

Vanity wash hand basin, low level WC, plumbing for washing machine, double glazed window to rear aspect, wall mounted Worcester boiler, cupboard and shelving.

**Bedroom 4 :**

Entered via Oak Door, double glazed window to rear aspect, vertical radiator, TV aerial point, downlighting, power points with USB ports.

**Bedroom 3 :**

Double glazed window to side aspect, vertical radiator, TV aerial point, downlighting, power points with USB ports.

**Bathroom :**

Entered via Oak Door, bath with shower attachment over, shower cubicle, vanity wash hand basin, low level WC, two heated towel rails, double glazed window to rear aspect, down lighting, LVT flooring, part tiled walls, wall mirror, extractor fan.

**Bedroom 1 :**

Double glazed window to front aspect, radiator.

**Bedroom 2 :**

Entered via Oak Door, double glazed window to front aspect, fitted wardrobes, radiator.

**Outside :**

The gardens wrap around the property. To the front there are pedestrian and vehicular access gates, lawned areas with raised flower beds, Cotswold stone area, tarmac driveway to a timber garage with power and lighting, graveled parking area with off road parking for several vehicle, outside water tap and lighting. To the rear there is a patio, lawn with raised beds, summer house with satellite, power and lighting, garden shed with power and lighting, magnolia tree, various shrubs, forest back drop. There is Lighting to the front side and rear, water taps and power points front and rear.

Agents note: The Swim spa can be available by separate negotiation with a Gazebo over.

**Consumer Notes :**

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not accept responsibility for the content within such reports. 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. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.



## Road Map



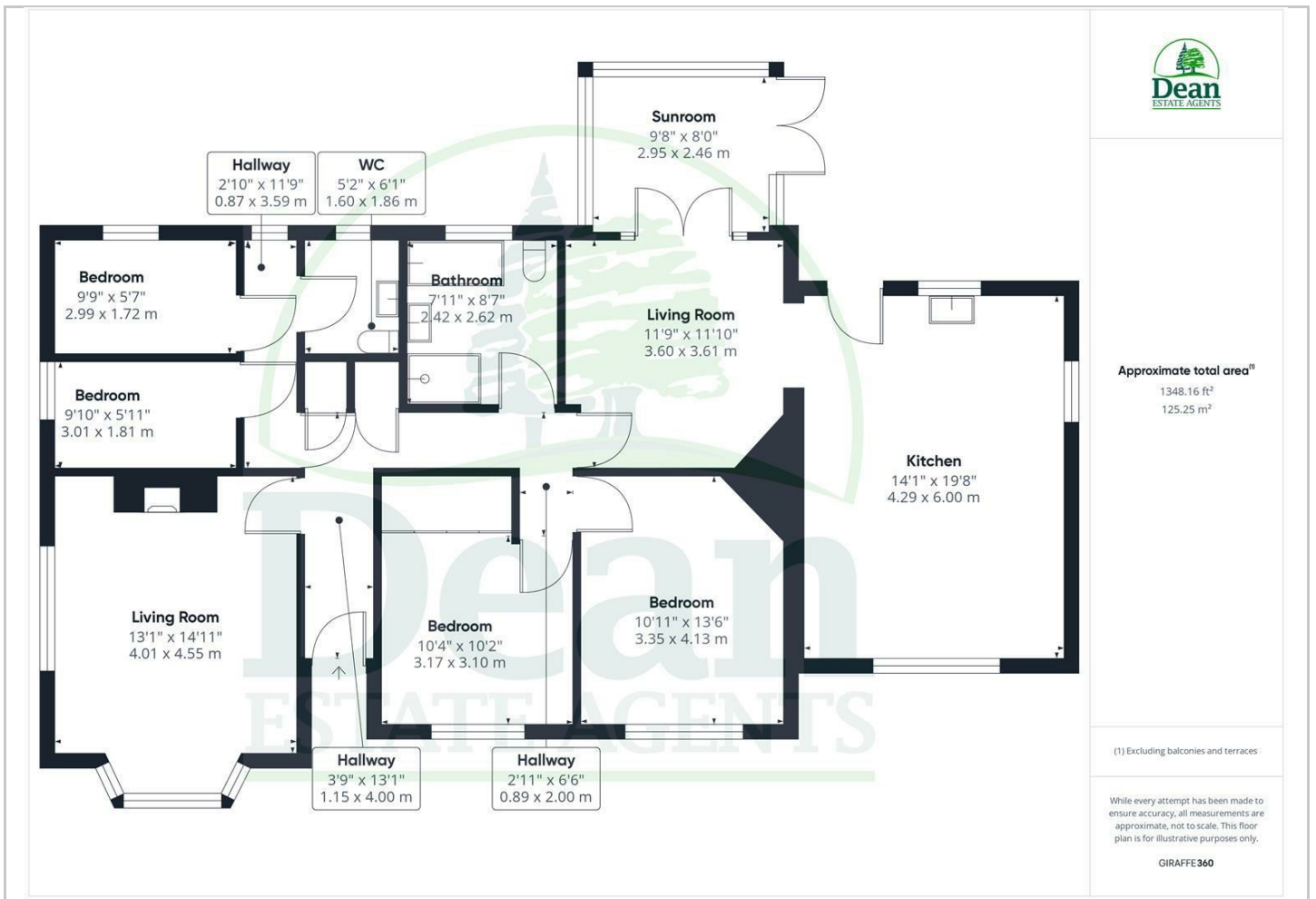
## Hybrid Map



## Terrain Map



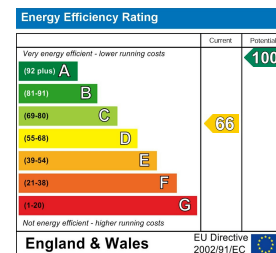
## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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