



11a Summerleaze

Lydney, Gloucestershire, GL15 5PS

£325,000



****EXTENDED PROPERTY**** Deceptively Spacious Three Bedroom Semi Detached Victorian House in Lydney. Convenience store within two minutes walk. Accommodation offers: Lounge, Separate Dining room, Large Kitchen, Conservatory, Stone Built Garage and Large Workshop both with power and lighting. Courtyard Garden to Front, Parking to the side, Enclosed Garden to Rear.

The property is located in a much sought after part of Lydney with easy commuting via M4 and M5, also within walking distance of Lydney Train Station & all main facilities which include Primary and Secondary Schools, Local Shops and Supermarkets, Banks, Restaurants and Public Houses, Sports Centre, Doctors Surgeries and Hospital, Golf Course.



Storm Porch:

8'0" x 2'11" (2.44m x 0.91m)

Entrance Hallway:

22'4" x 8'0" (6.83m x 2.44m)

Spacious entrance hallway having wood effect laminate flooring, window to side, two radiators, ceiling lights and power points. Stairs to first floor and doors leading to lounge, dining room and kitchen.

Lounge:

14'4" x 12'0" (4.39m x 3.66m)

Having a feature fireplace with polished stone hearth and stone inset with wood fire surround. Coal effect gas fire, two windows to front aspect, two radiators, fitted carpet, power points, ceiling and wall lights.

Dining Room:

14'4" x 12'7" (4.37m x 3.84m)

A Spacious room with a feature fireplace with a coal effect gas fire. Built in display and storage units in alcoves. Window with rear aspect, radiator, serving hatch to kitchen, ceiling light and power points.

Kitchen:

17'7" x 11'10" (5.38m x 3.61m)

Large kitchen with a range of matching wall, base and drawer units. Spaces and plumbing for a dishwasher and washing machine. Space for an American style fridge freezer, single stainless steel

sink and drainer, four burner gas hob and integrated electric oven, tiled splash backs, Two radiators, two side windows and one rear window, French doors to the side giving access to patio and garden. Ceiling lights, stone effect tiled flooring, power points and doorway to conservatory.

Conservatory:

16'11" x 9'10" (5.18m x 3.02m)

A light and airy room with double glazed windows and French doors leading to garden rear garden. Wood effect laminate flooring, ceiling light with fan, power points and wall mounted Worcester gas boiler.C

First Floor Landing:

13'8" x 7'10" (4.19m x 2.41m)

A Spacious landing having a window with side aspect, radiator, fitted carpet, loft access hatch, ceiling light, smoke detector and power points. Doors leading to all first floor rooms.

Bedroom One:

14'4" x 12'0" (4.37m x 3.66m)

A large double room with two front aspect windows, exposed original floor boards, radiator, ceiling light and power points.

Bedroom Two:

14'4" x 12'7" (4.39m x 3.84m)

Another large double room with rear aspect window, fitted carpet, radiator, ceiling light and power points.

Bedroom Three:

11'8" x 7'10" (3.58m x 2.39m)

A spacious room with side and front aspect windows, wood effect laminate flooring, radiator, ceiling light and power points.

Bathroom:

13'6" x 11'3" (4.14m x 3.43m)

Having a roll top claw foot bath and a separate enclosed shower cubicle with rain shower head and a hand held shower attachment. Low level WC, pedestal basin, window to rear and Velux ceiling window, two radiators, ceiling light and extractor fan. Linen cupboard with wood slat shelving.

Garage:

18'11" x 12'0" (5.79m x 3.66m)

Up and over door, side window and side access door, power and lighting.

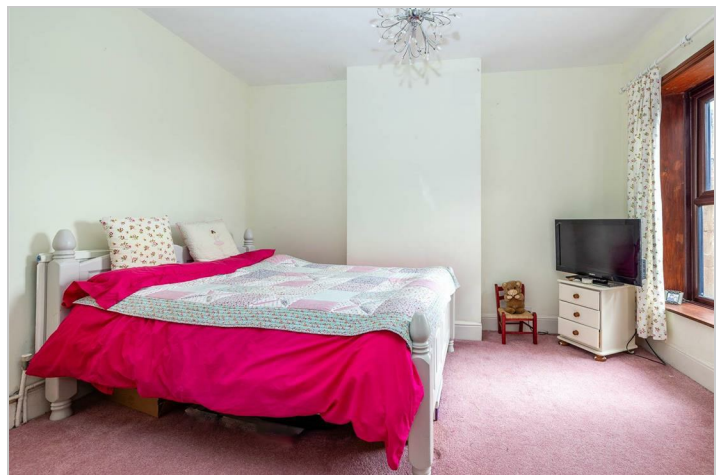
Workshop:

16'0" x 14'0" (4.88m x 4.27m)

Having front and side windows, power and lighting.

Outside:

Private bricked driveway to the side providing off road parking. Enclosed rear garden with pedestrian gate to front driveway and rear pedestrian gate giving access to the garage. The garden is laid to lawn with two patio areas and a variety of mature shrubs and trees.



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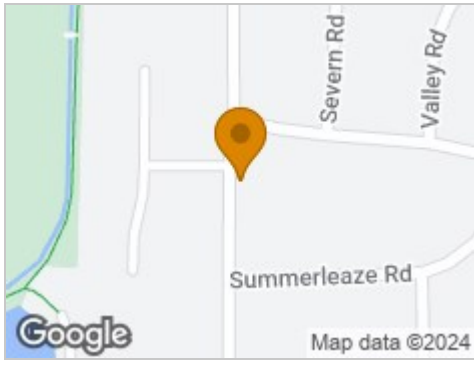
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

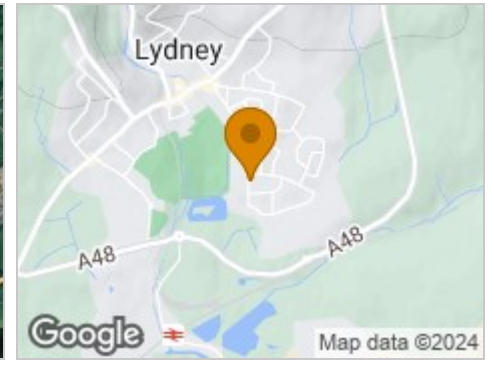
Road Map



Hybrid Map



Terrain Map



Floor Plan



Summerleaze



Ground Floor

Approx
1712 sqft



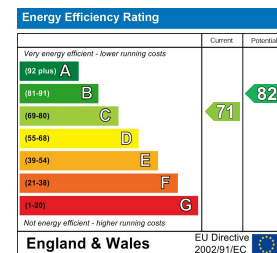
First Floor

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor plans made using RoomSketcher.

Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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