



## The Bungalow, Whitecroft Road

Parkend, Lydney, Gloucestershire, GL15 4HG

£375,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\* We are delighted to offer to the market this gorgeous bungalow located in the sought after village of Parkend in the Forest of Dean. The home offers extensive accommodation including a spacious open plan kitchen/lounge, dining room with fireplace, three bedrooms, one of which could be another reception room, a utility room and a modern shower room. The low maintenance plot benefits from a wrap around garden, a fully insulated summer house with power and lighting, off road parking and a car port.

The picturesque village of Parkend has many amenities to include two public houses, a village store and café, a holiday site with a range of facilities, playing fields and the local tourist attraction Dean Forest Railway stops in the village.



Approached via a UPVC double glazed front door with frosted glass into:

#### Entrance Hallway:

14'8" x 3'2" (4.48m x 0.97m)

Double panelled radiator, thermostat, power and lighting, smoke alarm, loft hatch, doors to bathroom, bedrooms & the dining room.

#### Dining Room:

11'9" x 11'9" (3.59m x 3.59m)

Bay window to front aspect, stone feature fireplace, double panelled radiator, ceiling fan, power & lighting, door into lounge.

#### Open Plan Kitchen/Lounge:

25'8" x 14'11" (7.83m x 4.56m)

#### Lounge:

UPVC double glazed window to rear, UPVC double glazed French doors, tiled flooring with underfloor heating, smoke alarm, TV point, power & electric, space for dining room table and chairs, door to utility room.

#### Kitchen:

A range of base units and wall units, electric hob and oven, space for fridge/freezer, space for

dishwasher, one and a half stainless sink with drainer unit, two UPVC double glazed windows to the front, single parallel radiator, ceiling fan, power & lighting.

#### Utility Room:

20'4" x 4'11" (6.21m x 1.50m)

Underfloor heating, space and plumbing for washing machine, space for tumble dryer, W.C., boiler. power & lighting, two UPVC double glazed small windows.

#### Bedroom One:

11'8"x 9'4" (3.58mx 2.87m)

Fitted wardrobes, single panelled radiator, UPVC double glazed window to rear, power and lighting, ceiling fan.

#### Bedroom Two:

11'9" x 9'8" (3.60m x 2.97m)

Single panelled radiator, power & lighting, UPVC double glazed window to rear, ceiling fan.

#### Bedroom Three:

13'3" x 11'11" (4.04m x 3.64m)

Bay window to front aspect, wooden beams, double panelled radiator, lighting & power, ceiling fan, BT & Wi-Fi point.

### Shower Room:

6'0" x 5'9" (1.84m x 1.77m)

Shower cubicle with double sliding doors, frosted UPVC double glazed window, W.C., vanity unit with inset wash hand basin, wall mounted mirrored cabinet, extractor fan & lighting.

### Summer House:

12'8" x 12'6" (3.87m x 3.82m)

Wooden door with single glazed window leading into summerhouse, fully insulated with power & electric, hot tub, sauna, built in base level cabinets, consumer unit, two single glazed windows.

### Outside:

The property benefits from a low maintenance front garden with mature shrubs and decorative pebbles, to the side there is off road parking for two vehicles.

The rear enclosed garden is surrounded by the forest, there are steps up to a patio area with space for seating, there is a storage shed and a pathway leading round to the car port which you can access through a double gate.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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.

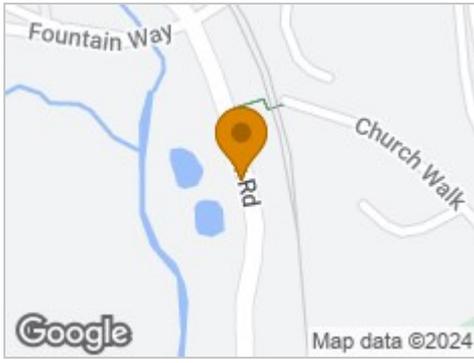
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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



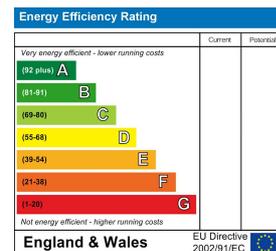
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.