



11 Bracken Close

Lydney. GL15 5AH

Offers Over £350,000



DEAN ESTATE AGENTS offer for sale this most impressive detached bungalow with parking for several vehicles, conservatory, kitchen/dining room, gas central heating and double glazed. The fascia boards and guttering have been renewed in recent years, level gardens to the rear and offered in very good order throughout.



Porch Area:

6'6" x 2'9" (1.99m x 0.85m)

Approached via a covered porch area with light and door to entrance hall.

Entrance Hall:

4'11" x 6'5" (1.50m x 1.96m)

With doors to lounge, bedrooms, bathroom and kitchen, radiator, ceramic tiled flooring, cupboard, coved ceiling, digital control for central heating system, double power point. BT point. Access to loft space. Boiler cupboard housing the Vaillant gas fired combination boiler with shelving.

Lounge:

12'4" x 13'5" (3.78m x 4.09m)

Rear aspect with UPVC double glazed window overlooking the rear garden, Oak engineered flooring, coved ceiling, tv point, radiator.

Kitchen/Dining Room:

19'1" x 10'4" (5.82m x 3.16m)

Rear aspect - a well appointed kitchen comprising of modern base units, drawers, wall cupboards, composite sink unit, electric hob and extractor hood over, built in electric double oven, worktop surfaces, integrated dishwasher and freezer, UPVC double glazed window to the side aspect, tiled flooring, plumbing for washing machine, twin velux roof windows, UPVC double glazed door to the side, pantry cupboard, mains consumer unit, radiator and UPVC double glazed doors into the conservatory.

Conservatory:

8'11" x 9'3" (2.72m x 2.82m)

With UPVC double glazed windows to the outside, doors to garden.

Bedroom One:

11'11" x 11'10" (3.64m x 3.61m)

Front aspect with UPVC double glazed window, radiator and laminate flooring.

Bedroom Two:

9'10" x 11'10" (3.02m x 3.61m)

Front aspect with UPVC double glazed window, radiator and laminate flooring.

Bedroom Three/Office:

8'11" x 8'3" (2.73m x 2.53m)

Side aspect with double glazed window and radiator.

Shower Room:

5'7" x 8'3" (1.72m x 2.52m)

A modern and well appointed shower room with WC, vanity wash hand basin, shower cubicle with thermostatic shower, tiled walls, UPVC double glazed window, tiled flooring, radiator.

Outside:

The rear gardens are laid mainly to lawn with a gravelled patio area, decked steps, one shed, door to garage, outside light, boundary fencing, shrub and flower borders.

To the front one will find extensive off road parking, gravelled garden and access to the side aspect into the bungalow.

16'6" x 8'9" (5.03m x 2.67m)

Power and lighting, door into the garden, up and over door.



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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.

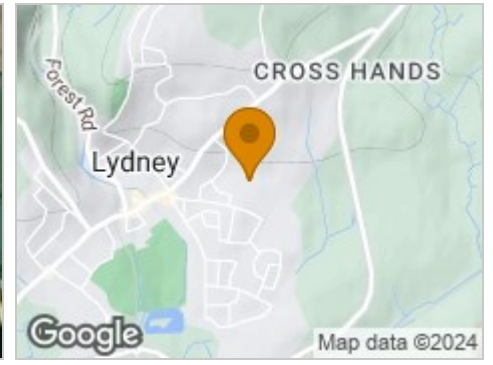
Road Map



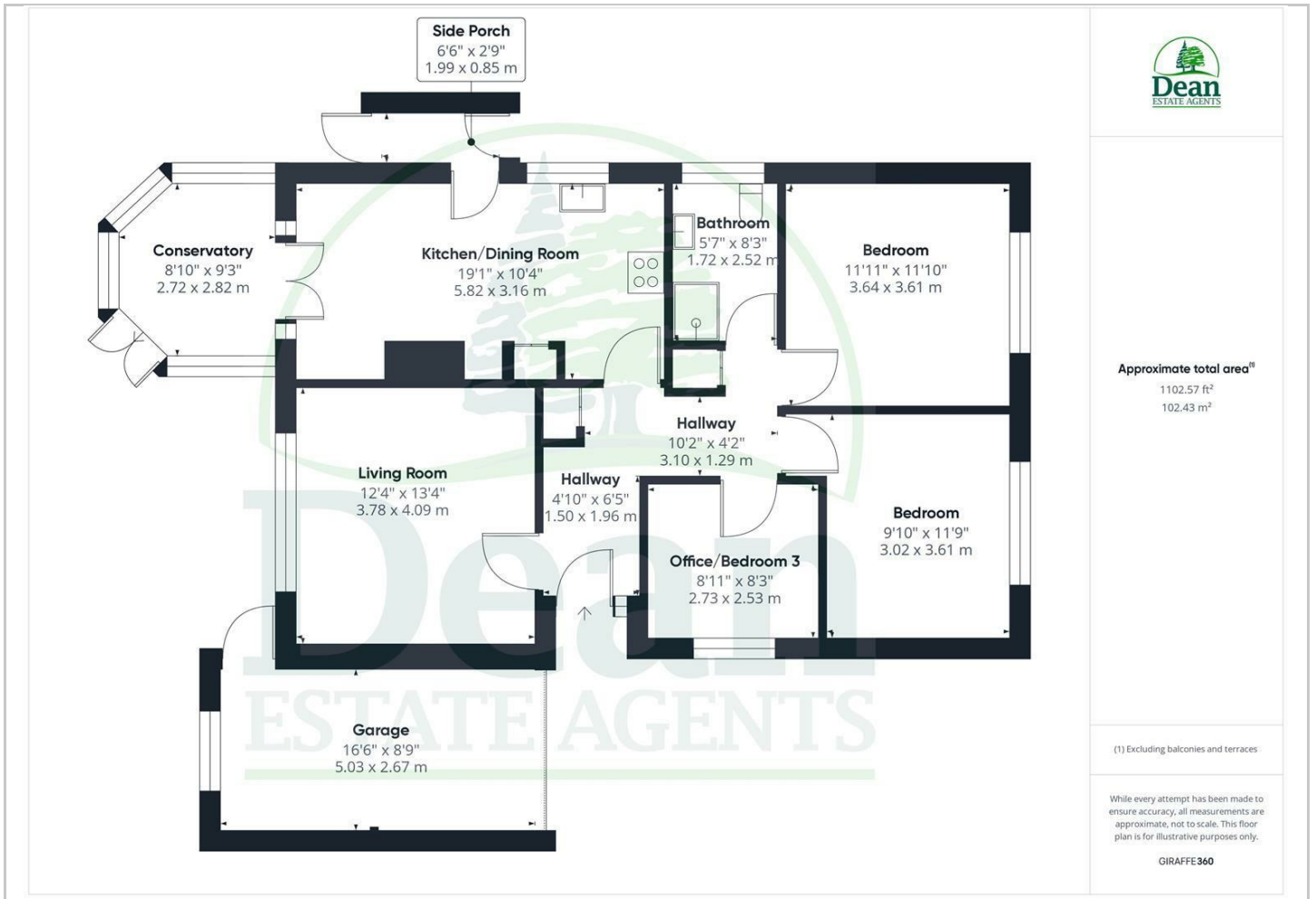
Hybrid Map



Terrain Map



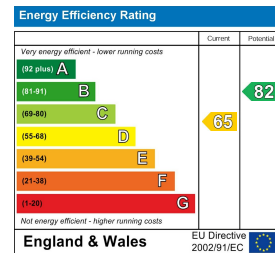
Floor Plan



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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