



35 Kingfisher Drive

, Lydney, GL15 5FX

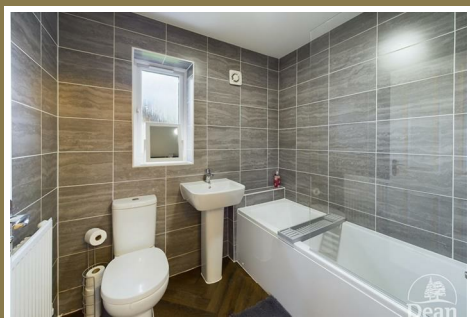
£335,000



VIRTUAL TOUR AVAILABLEVIEWING HIGHLY RECOMMENDED*** Dean Estate Agents are delighted to offer to the market this four bedroom detached home situated in a new estate in Lydney near to the Forest of Dean.

Built in 2021 the accommodation comprises of spacious lounge with gorgeous electric fireplace, fitted kitchen with dining area and French doors out to the rear garden, separate utility room and handy downstairs cloakroom. Upstairs there is a master bedroom with en-suite, three further bedrooms and family bathroom. Further benefits include a integral garage with power and lighting, off road parking for two vehicles and front and rear gardens.

Lydney has many amenities to include primary schools and secondary school, supermarkets, independent shops, cafes, library and its close to Lydney harbourside with beautiful walks and a coffee shop.



Approached via UPVC double glazed door into:

Entrance Hallway:

4'9" x 2'10" (1.45 x 0.86)

Evocore wood effect herringbone flooring, stairs to first floor, radiator and half glazed door to lounge.

Lounge:

15'7" x 10'11" (4.75 x 3.33)

Immaculate lounge with UPVC double glazed window to front double panelled radiator, Evocore wood effect herringbone flooring, under stairs storage cupboard and half glazed double doors to Kitchen/Dining Room.

Kitchen/Dining Room:

17'0" x 10'2" (5.18 x 3.10)

A range of wall and base units with modern doors and work tops, double bowl sink with mixer tap, integrated dishwasher and fridge/freezer, built-in stainless steel electric oven, four ring hob with stainless steel splashbacks, extractor hood, breakfast bar, radiator, ceiling spotlights in kitchen area, Evocore wood effect herringbone flooring throughout, UPVC double glazed window to rear, UPVC double glazed French doors giving access to the rear garden, door to utility room.

Utility Room:

6'4" x 5'2" (1.93 x 1.57)

Wall mounted boiler, space for washing machine and tumble dryer, worktop, radiator, Evocore wood effect herringbone flooring, half glazed door leading to rear garden and door to cloakroom.

Cloakroom:

6'4" x 4'8" (1.93 x 1.42)

UPVC double glazed window to side, low level W.C. pedestal wash hand basin, radiator and Evocore wood effect herringbone flooring

First Floor Landing:

6'9" x 6'5" (2.06 x 1.96)

Spacious first floor landing having doors to bedrooms and bathroom, access to loft space, smoke alarm and storage cupboard.

Master Bedroom:

13'6" x 10'11" (4.11 x 3.33)

UPVC double glazed window to front, radiator, over stairs cupboard, built-in wardrobes with sliding mirror doors and door to the en-suite.

En-suite:

6'9" x 5'10" (2.06 x 1.78)

UPVC obscured double glazed window to side, shower cubicle with over head rain shower and detachable head, low level W.C. wash hand basin, partly tiled walls and Evocore wood effect herringbone flooring.

Bedroom Two:

12'2" x 9'2" (3.71 x 2.79)

UPVC double glazed full length window to front, double panelled radiator.

Bedroom Three:

9'3" x 9'2" (2.82 x 2.79)

UPVC double glazed window to rear, double panelled radiator.

Bedroom Four:

9'4" x 6'11" (2.84 x 2.11)

UPVC double glazed window to rear, double panelled radiator.

Bathroom:

6'10" x 5'10" (2.08 x 1.78)

A white three piece suite comprising of panelled bath with electric shower over, glass shower screen, low level W.C. pedestal wash hand basin, fully tiled walls, radiator, Evocore wood effect herringbone flooring, UPVC obscured double glazed window to rear.

Outside:

To the front of the property is a lawned garden with

driveway, the driveway provides off road parking for up to two vehicles and access to the garage. There is a pathway to the side of the property with security lighting, this gives access to the rear garden via a wooden gate.

The rear gardens are enclosed by wooden fencing and have been recently improved by way of sleeper retained raised beds, shed, additional patio, a newly laid patio area to the top of the garden enjoying the late afternoon and evening sun. The rear gardens also host an external power supply via the side path, security lighting and lawns.

Garage:

16'0" x 8'11" (4.88 x 2.72)

Up and over door, power and lighting, fully boarded.



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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



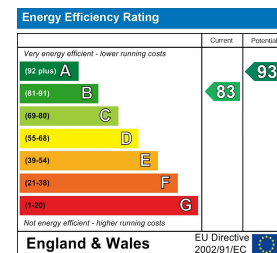
Floor Plan



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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