



29 Edwin Jones Way

Lydney, GL15 5FL

£435,000

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A nearly new 4 bedroom family home in Lydney is currently For Sale with DEAN ESTATE AGENTS. This spacious and modern property is perfect for families looking for a comfortable and stylish living space and in particular for those looking for an open plan kitchen/dining room with doors out onto the garden.

Features of the home include:

Four bedrooms, perfect for a growing family or for hosting guests
Modern kitchen with appliances and ample storage space
Lounge with open views to the front
Family bathroom and ensuite in the master bedroom
Enclosed garden and outdoor space for relaxing and enjoying the sunshine

Located in the charming town of Lydney, this home is close to local amenities, schools, and transport links. Don't miss out on the opportunity to make this beautiful property your new family home.

Contact us today to arrange a viewing.



Entrance;

Approached via:
Composite door with storm porch and outside light.

Entrance Hall;

Stairs to 1st floor, radiator, smoke alarm, under stairs cupboard, ceramic tiled flooring, double power point and BT point.

Lounge;

Large UPVC double glazed window overlooking the surrounding open space, double radiator, dado rail, TV aerial point.

Kitchen/Dining Room;

The most contemporary kitchen with handleless kitchen units, granite work surfaces and breakfast bar, sink unit and mixer tap, food disposal unit, deep drawers for saucepans, two integrated dishwashers, integrated electric oven, plumbing for American fridge, ceramic tiled flooring, integrated microwave, UPVC double doors and side windows to the rear gardens, radiator, doors to utility room and garage.

Utility Room;

With granite work surfaces, sink unit with mixer tap, ceramic tiled floor, wall units, plumbing for washing machine, door to cloakroom and door to outside.
Radiator.

Cloakroom;

With WC, floating wash hand basin, radiator,

ceramic tiled flooring, dado rail, UPVC double glazed window.

Landing;

Access to loft space, double power point, radiator. Storage cupboard and separate airing cupboard with hot water tank. A retractable loft ladder provides access to the boarded loft area with light. A company called Loftzone supplied the raised loft flooring and we are informed that the flooring does not invalidate any builders warranty.

Bedroom One;

Front aspect with large UPVC double glazed window with open views, built in wardrobes, radiator and ample power points.

En-Suite Shower Room;

With large shower cubicle, WC, wash hand basin, UPVC double glazed window, heated towel rail. Shaver point and tiled floor.

Bedroom Two;

Front aspect with UPVC double glazed windows, radiator and ample power points.

Bedroom Three;

Rear aspect with radiator, UPVC double glazed window and ample power points.

Bedroom Four;

Rear aspect with UPVC double glazed window, radiator.

Bathroom;

A contemporary suite comprising of WC, floating wash hand basin and bath with shower and screen, tiled flooring and walls, UPVC double glazed window.

Outside;

To the front of the property are Laurel hedged boundaries, off road parking for 2 vehicles and outside light.

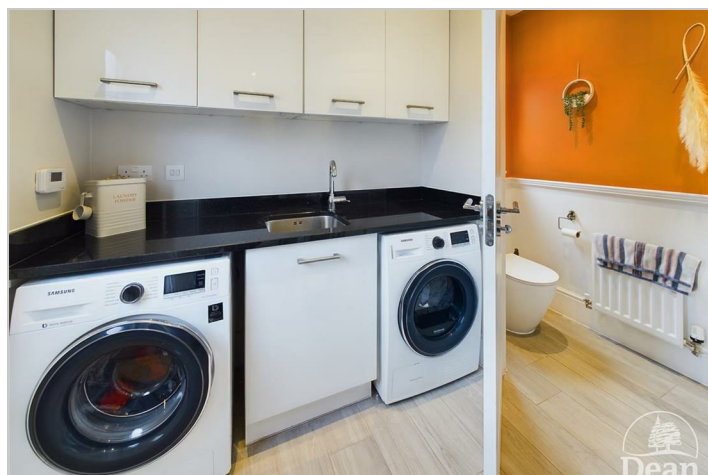
The side path has a wooden gate leading to the rear gardens, outside tap and paved path.

The rear gardens comprise of patio, lawns, brick facing wall for shrub beds, decked patio area, children's play area with bark flooring, shed and outside light.

Garage;

Currently divided into a storeroom and remaining garage area, worktop surfaces with cupboards under, Ideal wall mounted gas boiler, Solar Panel Controls. Metal up and over door.

Solar Panels – the property has the benefit of solar power energy, the panels were installed in October 2022 with a 6000kWh battery which is situated in the Garage - more details available upon viewing.



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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.

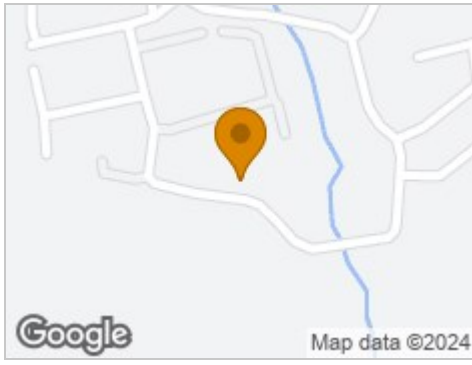
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval 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.

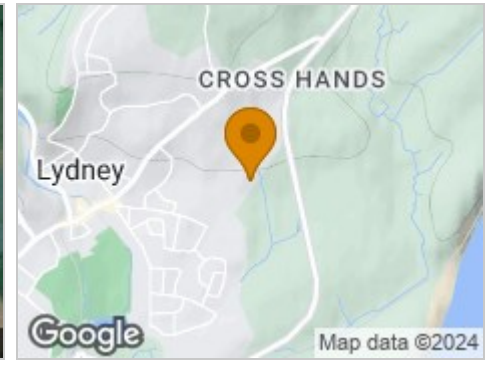
Road Map



Hybrid Map



Terrain Map



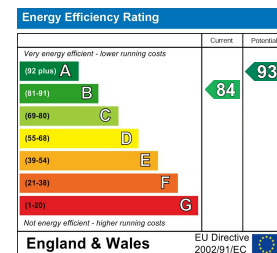
Floor Plan



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



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