



## The Ferns Pastors Hill

Bream, Lydney, GL15 6NA

£585,000



**\*\*QUIET VILLAGE LOCATION\*\* \*\*VIEWING HIGHLY ADVISED\*\*** Dean Estate Agents are delighted to present this Beautiful Four Bedroom Detached Family Home built in 2021 situated in the village of Bream. The property comprises: Four Double Bedrooms, Two En-Suites, Kitchen/Dining Room, Spacious Lounge, Utility Room, Wet Room, Family Bathroom, Rear Garden, Garage & Off Road Parking for Several Vehicles.

Bream is a quiet village with its own Primary School, Convenience Stores, Dr's Surgery, Fish & Chip Shop, Public House, Florist, Post Office, Rugby/Football Club & Cricket Club. Located close to Lydney Town being approximately 2 miles away, which has a wide range of facilities that include Primary and Secondary Schools, Local Shops and Supermarkets, Banks and Building Societies, Restaurants and Public Houses, Sports Centre and Gymnasiums, Doctors Surgeries and Hospital, Golf Course and Outdoor Swimming Pool and Train Station. Closely located to woodland and country walks which are located within a very short walk away.



### Entrance Hallway

A welcoming Entrance Hall with staircase and doors leading to: Kitchen/Dining Room and Living Room.

### Living Room

A spacious, light & airy room with windows to front and side and rear patio doors. Carpet flooring, spotlights, inset wall fireplace with glass front, TV point, power points, under-floor heating.

### Kitchen

A range of wall, base and drawer units, 5-ring gas hob with extractor hood over, eye level electric oven & grill, space for undercounter dishwasher, spotlights, under floor heating, patio doors leading to rear garden. Door leading to: Utility Room

### Dining Area

Window to front and side aspect, under-floor heating, spotlights, power points, TV point. Door leading to: Hallway

### Utility Room

Plumbing for washing machine and facility for tumble dryer, stainless steel sink, a range of storage cupboards, spotlights, doors leading to: Wet Room and Rear Patio.

### Wet Room

Rainfall shower, tiled splashbacks and flooring, wash hand basin, W.C, extractor fan and spotlights.

### Bedroom One

Window to front aspect, carpet flooring, built in wardrobes, spotlights, power points, TV point, underfloor heating. Door leading to: En-Suite.

### En-suite

Shower cubicle, wash hand basin, W.C, extractor fan.

### Bedroom Two

Window to front aspect, carpet flooring, built in wardrobe & storage, spotlights, power points, TV point, underfloor heating. Door leading to: En-Suite.

### En-suite

Shower cubicle, wash hand basin, W.C, extractor fan.

### Bedroom Three

Window to rear aspect, carpet flooring, power points, TV point, under-floor heating.

## Bedroom Four

Window to rear aspect, carpet flooring, power points, TV point, under-floor heating.

## Bathroom

Tiled flooring and splashbacks, bath with overhead shower, W.C, wash hand basin, vertical radiator, extractor fan, spotlights.

## Outside

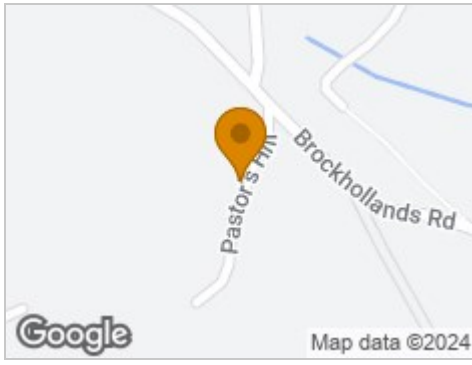
To the rear the property offers a lovely large sunny garden with a range of patio, lawn and decking areas, a beautiful view point at the highest point of the garden overlooking the Forest.

To the front - lawn areas with driveway for several cars & single garage with power and lighting.

The property is secured via a coded pin pad electric gate.



## Road Map



## Hybrid Map



## Terrain Map



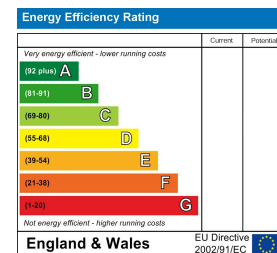
## Floor Plan



## 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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