



Ash Way

Woolaston, Lydney, GL15 6QA

£450,000



Dean Estate Agents are delighted to offer this deceptively spacious three bedroom detached dormer bungalow, offering substantial and versatile accommodation arranged over two floors. The property provides approximately 2600sqft of floor space making it an excellent opportunity for those seeking a flexible family home.

The ground floor benefits from a large lounge, generous kitchen/diner, dining room, snug/additional reception room and a further study which could also be utilized as a fourth bedroom if required. Upstairs are three good-sized bedrooms, with the principal bedroom being particularly generous, together with two shower/bathroom facilities and a versatile additional landing space which could provide a home office or further occasional accommodation.

Externally, the property benefits from a good-sized driveway providing off-road parking for several vehicles, side access to both sides of the property and an easy-maintenance rear garden. The property also benefits from a large garage.



Entrance Porch:

Accessed via a partially glazed UPVC door, the entrance porch features front and side aspect UPVC double glazed windows and a partially frosted glazed door providing access into the main entrance hallway.

Entrance Hallway:

3'9 x 12'5 (1.14m x 3.78m)

The entrance hallway features radiator, power points and stairs rising to the first floor. Doors provide access to the further accommodation.

Dining Room / Fifth Bedroom:

11'11 x 12'10 (3.63m x 3.91m)

A useful reception room featuring a front aspect UPVC double glazed window, radiator and power points.

Lounge:

16'9 x 22'2 (5.11m x 6.76m)

A large and welcoming lounge featuring a rear aspect UPVC double glazed window, rear aspect sliding door providing access into the conservatory, radiator, power points and feature fireplace.

Conservatory:

9'2 x 12'6 (2.79m x 3.81m)

Rear and side aspect UPVC double glazed windows, power points, together with a side aspect sliding door providing access to the garden.

Study / Bedroom Four:

10'3 x 12'10 (3.12m x 3.91m)

A versatile room with front aspect UPVC double glazed window, radiator and power points. The room benefits from a useful cupboard with hanging and shelving options this room could be utilized as a home office, study or occasional fourth bedroom.

Shower Room:

3'8 x 6'3 (1.12m x 1.91m)

Comprising walk-in shower, close coupled WC, wash hand basin and extractor fan.

Snug / Additional Dining Space:

10'10 x 9'10 (3.30m x 3.00m)

A versatile additional reception area featuring radiator and power points, with an opening providing access into the kitchen/diner.

Kitchen/Diner:

13'6 x 23'6 (4.11m x 7.16m)

A particularly generous space with rear aspect UPVC double glazed windows and side aspect UPVC double glazed sliding patio doors providing access onto the rear patio. The dining area features radiator and power points, while an opening leads into the kitchen.

The kitchen is fitted with a range of wall, drawer and base units, together with a rear aspect UPVC double glazed window, one and a half bowl drainer sink unit with mixer tap over, space for dishwasher and under-counter fridge/freezer, hob with extractor fan over, built-in oven, radiator and inset ceiling spotlights.

Utility Room:

6'3 x 13'7 (1.91m x 4.14m)

Accessed from the kitchen, the utility room features a side aspect UPVC frosted double glazed door providing side access, together with a side aspect UPVC frosted double glazed window. There is a range of wall and base units, sink unit with mixer tap over, power points and radiator. A door provides access to the garage.

Garage:

18'7 x 13'8 (5.66m x 4.17m)

A large garage accessed via a manual up-and-over door. The garage benefits from power and lighting, together with a Worcester oil boiler and fuse board.

First Floor Landing:

2'7 x 7'7 (0.79m x 2.31m)

The first floor landing provides loft access and features a cupboard housing the hot water cylinder.

Additional Landing / Office Space:

8'5 x 15'1 (2.57m x 4.60m)

A versatile additional area which could be utilized as a home office or further occasional accommodation if required. The space features a rear aspect wooden double glazed Velux window, radiator, power points and useful eaves storage.

Bedroom One:

20'1 x 13'9 (6.12m x 4.19m)

A particularly large principal bedroom featuring a rear aspect UPVC double glazed window, radiator and power points. A further door provides access to useful additional storage space with a side aspect wooden double glazed Velux window.

Bedroom Two:

19 x 14'1 (5.79m x 4.29m)

A good-sized bedroom featuring a rear aspect UPVC double glazed window, radiator, power points and built-in wardrobe with hanging and shelving options. There is also eaves storage access.

Bedroom Three:

14'10 x 9'1 (4.52m x 2.77m)

A further well-proportioned bedroom featuring a front aspect UPVC double glazed window, radiator, power points and a large built-in wardrobe with hanging and shelving options.

Shower Room:

7'3 x 8'10 (2.21m x 2.69m)

Featuring a rear aspect UPVC double glazed window, double walk-in shower with electric shower over, wash hand basin with mixer tap over, close coupled WC and radiator.

Main Bathroom:

6'10 x 10 (2.08m x 3.05m)

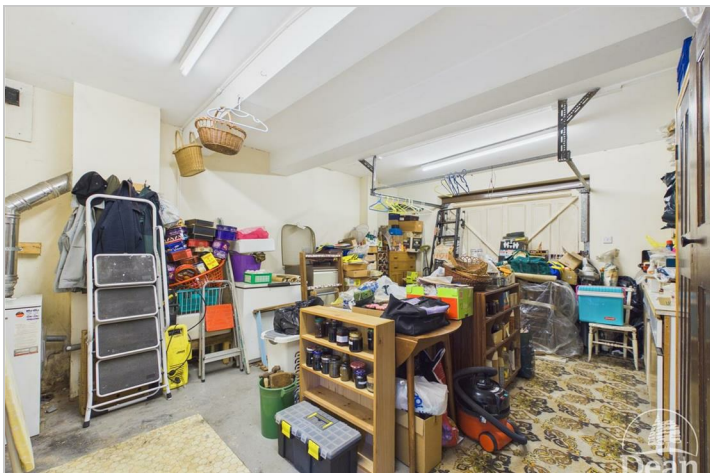
A generous bathroom featuring a front aspect UPVC double glazed window, walk-in shower with mains shower over, vanity-style wash hand basin with mixer tap over, shaver point, extractor fan, close coupled WC and a large corner bath. Radiator also provided.

Outside:

To the front of the property is a good-sized driveway providing off-road parking for several vehicles, with a mature tree and pathway leading to the front entrance.

The property benefits from side access to both sides, providing convenient access between the front and rear gardens.

To the rear is an easy-maintenance garden, predominantly comprising patio areas and enclosed by fencing, providing a practical outdoor space with minimal upkeep required.



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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



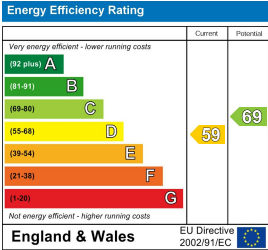
Floor Plan



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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