

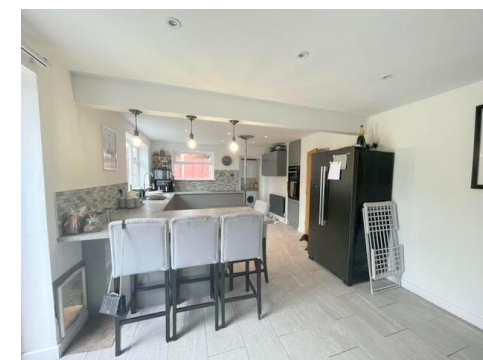
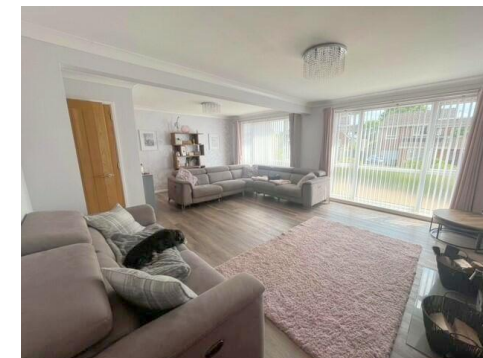


The logo for Toombs & Toombs Properties, featuring a stylized house icon above the text. The text 'TOOMBS & TOOMBS' is in a large, bold, serif font, with '&' in a smaller font. Below it, 'PROPERTIES' is in a smaller, bold, sans-serif font, and 'experts in property since 1982' is in a very small, lowercase, sans-serif font.

**TOOMBS
& TOOMBS**
PROPERTIES
experts in property since 1982

13 Bracken Close, Lydney, GL15 5AH

Offers Over £416,500



FREEHOLD

Offers Over £416,500

A FIVE BEDROOM DETACHED AND EXTENDED PROPERTY SITUATED IN A SOUGHT AFTER LOCATION WITH AMPLE OFF ROAD PARKING, GARAGE/GYM & INTERNAL ANNEXE

Property Description

Lydney town offers a wide range of facilities including a variety of shops, bank, building societies and supermarkets, as well as a sports centre, golf course, hospital, doctors' surgeries, train station, primary and secondary schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

ENTRANCE HALL: 15' 0" x 7' 0" (4.57m x 2.13m), tiled floor, radiator, stairs to first floor, understairs storage cupboard.

LOUNGE: 22' 0" x 15' 10" (6.70m x 4.82m) maximum measurement, Karndean oak flooring, double glazed floor to ceiling windows to front, Log burner, tiled hearth, oak beam, storage cupboard with hanging rails and shelving.

SHOWER ROOM: wash hand basin in vanity unit with waterfall tap, WC, heated towel rail, tiled floor, window to side, shower cubicle with rain shower, lights, radio and jets.

OPEN PLAN KITCHEN/DINING ROOM: 22' 0" x 11' 10" (6.70m x 3.60m), fitted with a range of modern grey gloss base and eye level units, grey work surfaces, breakfast bar/seating area, five ring electric oven and hob, fitted dishwasher, tiled floor, triple light feature over seating area, spotlights, space for table and chairs, windows to rear and side, French doors to rear garden, doors to Annexe and Utility room.

UTILITY ROOM: white gloss wall units, wood work surface, plumbing for washing machine, vent for tumble dryer, door to side.

ANNEXE: 18' 0" x 9' 0" (5.48m x 2.74m), accessed from the kitchen/dining room, windows to front and rear, radiator, cupboard housing the boiler (not tested), stairs to 5th Bedroom, access to

SHOWER ROOM: window to side, shower cubicle, wash hand basin and WC.

STAIRS TO FIRST FLOOR LANDING:

BEDROOM ONE: 11' 10" x 9' 10" (3.60m x 2.99m), window to rear, radiator, floor to ceiling mirror fronted storage, attic eaves.

BEDROOM TWO: 11' 0" x 5' 0" (3.35m x 1.52m), window to front, radiator, hanging rails, access to attic eave, open plan to

BEDROOM THREE: 11' 0" x 5' 0" (3.35m x 1.52m), window to side, radiator.

AGENTS NOTE: The dividing wall between Bedrooms Two and Three has been removed and is currently being used as one room.

BEDROOM FOUR: 11' 10" x 9' 0" (3.60m x 2.74m), sloping roof, Velux windows, radiator.

FAMILY BATHROOM: tiled walls, inset mirror, panelled bath with centre waterfall tap, wash hand basin in vanity unit, low level WC, heated towel rail.

BEDROOM FIVE: 18' 0" x 9' 0" (5.48m x 2.74m), accessed via stairs from the Annexe, Velux windows, storage hanging areas.

OUTSIDE: two driveways (one tarmacadam, one block paved) providing off road parking for several vehicles, gated access to both sides of the property, flower borders, garden shed. The rear garden is private and enclosed by fencing and shrubs with level lawned area, forest stone patio, seating areas, hot tub (included) sat under a wooden purpose built gazebo with built-in bar area.

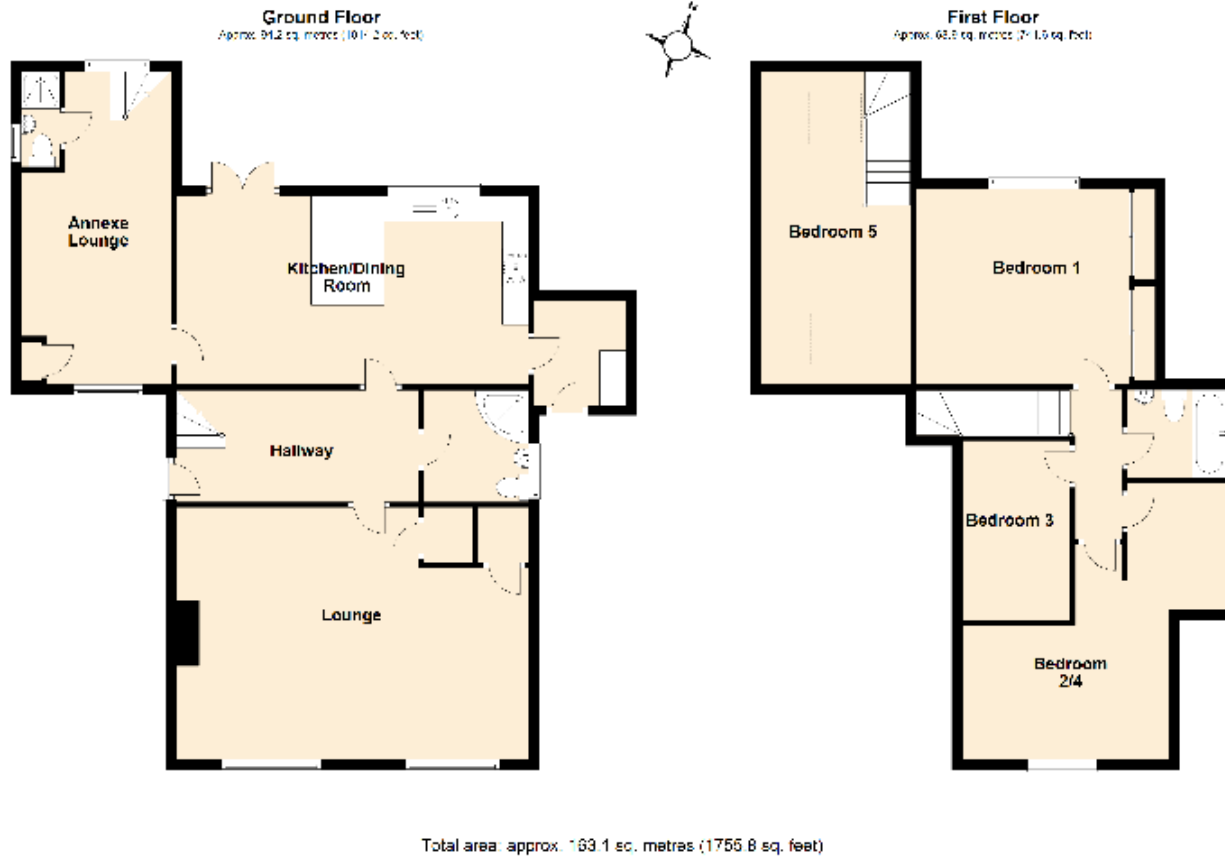
GARAGE: the garage has been separated. The front is currently used as a storage area and the rear is boarded and currently being used as a gym with floor to ceiling mirrors, power and lighting.

SERVICES: all mains. **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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