



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

**14 Summerleaze, Lydney, GL15 5PS**

**Guide Price £450,000**





**FREEHOLD**

**Guide Price £450,000**

**A SPACIOUS AND EXTENDED DETACHED FOUR BEDROOM FAMILY HOUSE WITH NO ONWARD CHAIN - VIEWING HIGHLY ADVISED.**



# 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:** stairs off, radiator.

**LOUNGE:** 21' 5" x 13' 9" (6.52m x 4.19m), bay window to front plus windows to side and rear, feature fireplace, radiators.

**DINING ROOM:** 14' 3" x 9' 0" (4.34m x 2.74m), window to rear, built-in cupboard, radiator, door to

**KITCHEN/BREAKFAST ROOM:** , windows to front and rear, door to rear, fitted with an extensive range of base and eye level units, worktop space, tiled splashbacks, double bowl sink unit, hob, oven, grill and extractor hood, breakfast bar, store cupboard, radiator, wall mounted gas boiler (not tested).

**UTILITY ROOM (EXTERNAL ACCESS ONLY):** 9' 11" x 8' 6" (3.02m x 2.59m), door to side, window to rear, access to

**CLOAKROOM:** with WC, window to rear.

**STAIRS TO FIRST FLOOR LANDING:** loft access, airing cupboard.

**BEDROOM ONE:** 11' 4" x 10' 11" (3.45m x 3.32m), bay window to front, fitted wardrobes.

**BEDROOM TWO:** 15' 1" x 10' 6" (4.59m x 3.20m), dual aspect windows to side and rear.

**BEDROOM THREE:** 15' 6" x 11' 4" (4.72m x 3.45m), window to front.

**BEDROOM FOUR:** 7' 2" x 6' 8" (2.18m x 2.03m), window to front, built-in wardrobe.

**SHOWER ROOM:** with wash hand basin in vanity unit, WC, shower cubicle, window to side, tiled splashbacks.

**OUTSIDE:** to the front a walled boundary with pedestrian and vehicle gate access to generous parking area with room for several vehicles leading to the Garage, lawned garden with herbaceous borders, side access to a generous paved patio/BBQ area with ornamental pond (currently not in use), garden sheds, greenhouse, large lawned garden, vegetable plot, outside lighting and water.

**GARAGE:** 19' 3" x 9' 3" (5.86m x 2.82m), double doors to front.

**WORKSHOP:** 16' 4" x 10' 4" (4.97m x 3.15m), door to side, windows to rear, store room adjacent with separate access.

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

**VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.**

**OUTGOINGS: COUNCIL TAX BAND 'D'.**

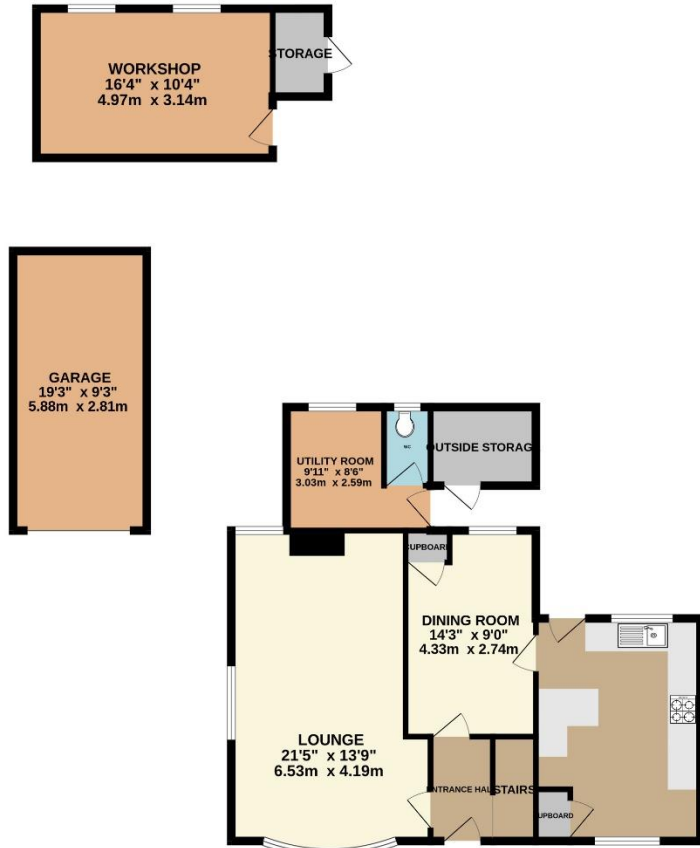


t: 01594 844444

e: hello@toombs.properties

www.toombs.properties

GROUND FLOOR  
1117 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1749 sq.ft. (162.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION. These details are for guidance only and complete accuracy cannot be guaranteed. If there is 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. We have not tested any fittings, appliances or services within the property and cannot verify them to be in working order or within the vendors ownership. No guarantee can be given with regards to planning consents or fitness for purpose or building regulations relating to the property. 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. Intended purchasers should make appropriate enquiries through their own solicitors and surveyors etc. prior to exchange of contracts.

Claremont House, High Street, Lydney  
Gloucestershire GL15 5DX

t: 01594 844444  
e: hello@toombs.properties

Residential, commercial & land sales



www.toombs.properties