



Sunnydene | New Road | Bream | Gloucestershire | GL15 6HH

GUIDE PRICE: £350,000



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An extended three bedroom detached bungalow in a village location backing onto wooded area.

The accommodation comprises of entrance hallway and doors leading off. To the front of the property is the lounge with walk in bay window and feature fireplace inset to the chimney breast. There are also three double bedrooms with bedroom two also having a walk in bay window.

To the rear of the property is a split level kitchen/family room with a range of base and eye level units, French doors to the rear aspect into the garden and velux windows. Completing the accommodation is the bathroom with step in double shower cubicle, low level WC and wash hand basin.

To the front of the property are double gates giving access to the driveway which provides off-road parking spaces and leads to the garage. To the rear is a good sized garden with gate to the rear giving direct access out to the woodland.

Situated in the Village of Bream with a range of amenities which include shops, school, library, pub, doctor's surgery and church. Bream is set between Lydney and Coleford, both of which have a larger range of amenities and are equi-distant from the village. There are good bus services and a railway station 10 minutes away in Lydney.

The surrounding countryside is ideal for walkers and other country pursuits such as mountain biking or horse riding. The motorway connections from the area are excellent with the M5 and M4 both within easy reach.





Accommodation

Entrance Hall

Lounge 11'9" x 11'4" (3.58m x 3.47m)

Kitchen 11'3" x 7'8" (3.43m x 2.36m)

Dining/Family Room 14'6" x 12'5" (4.44m x 3.81m)

Bedroom One 11'3" x 9'8" (3.44m x 2.96m)

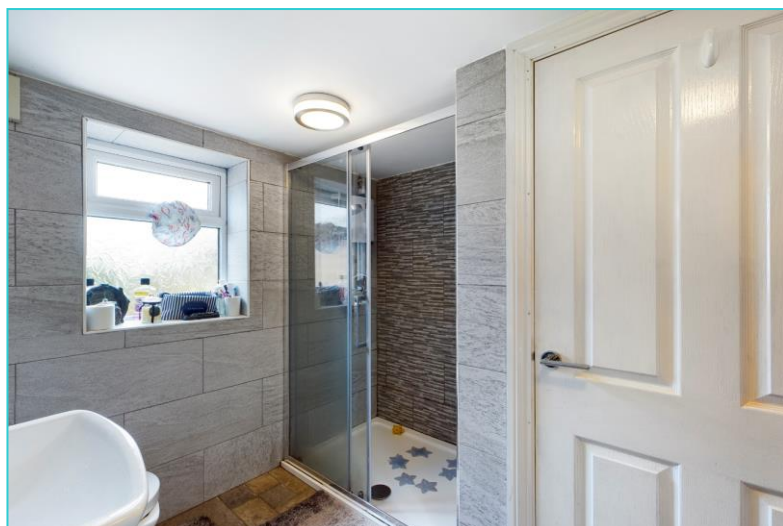
Bedroom Two 11'3" x 9'4" (3.44m x 2.86m)

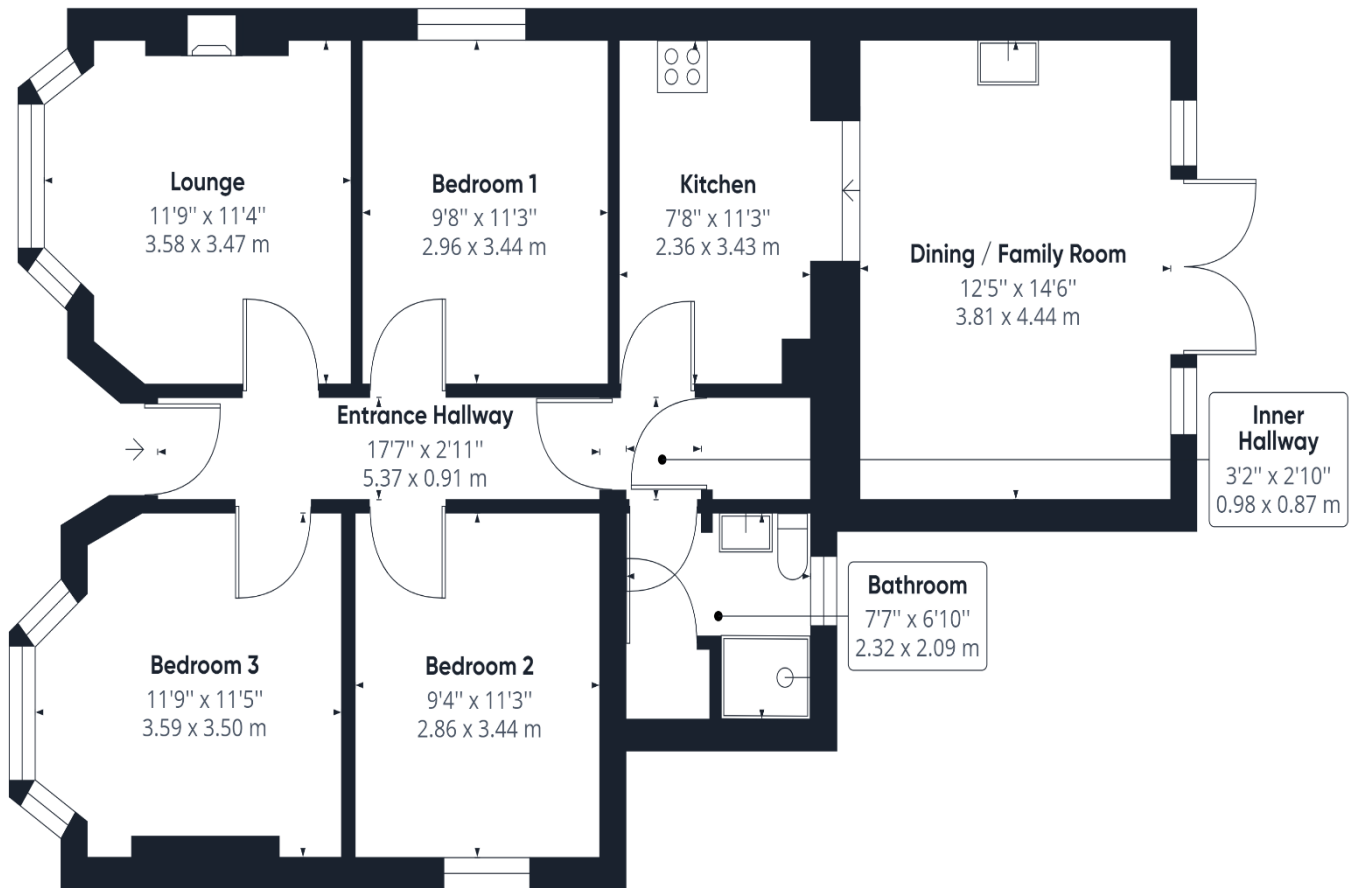
Bedroom Three 11'9" x 11'5" (3.59m x 3.50m)

Shower Room 7'7" x 6'10" (2.32m x 2.09m)

EPC RATING – E

Directions - From our Lydney Office head in the direction of Chepstow, upon reaching Tesco's Garage turn right signposted Bream. Follow this road until you reach the village of Bream. Upon reaching Bream continue past the turning right into the High Street and continue along past the church before turning right into New Road. The property can then be found towards the top on your left hand side.





These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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