



Glenville | New Road | Blakeney | Gloucestershire | GL15 4DD

GUIDE PRICE: £375,000



**nicholas
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An individual, extended, three bedroom, detached bungalow being well presented throughout and situated in a quiet semi-rural location on the edge of the village.

The accommodation comprises of a spacious entrance hallway, large lounge with feature wood burner and large windows to both the front and rear aspects. The kitchen is fitted with a range of base and eye level units and has a door to the rear into the garden. Across the hallway is the dining room which has French doors into the conservatory. The conservatory is a fantastic addition with French doors out and enjoying a lovely peaceful outlook, it also benefits from being fitted with an air cooling unit for those warm summer days and also heats the conservatory during the colder winter months, making the room useable all year round.

Also leading off the hallway are three bedrooms. The master bedroom has built-in wardrobes and enjoys an en-suite shower room. The second bedroom sits to the front of the property and the third bedroom is currently used as a dressing room with built in wardrobes and window to the rear aspect. The bathroom is fitted with a modern white suite with shower over the bath and fully tiled walls and floor.

To the front of the property is a five bar wooden gate giving access to the driveway, providing ample off-road parking for numerous vehicles and also giving access to the double garage, which has a window and door to the rear aspect, power, lighting and water. The property stands in grounds of approx. 1/3 acre. The beautiful gardens slope to the rear and sit above the bungalow providing lovely views.

The property benefits from recently re-fitted UPVC double glazing and LPG central heating.

Situated in a lovely setting in the village of Blakeney, which has its own general stores, post office, primary school and doctors, which is located approximately four miles from the market town of Lydney, which has a larger range of amenities to include supermarkets, a bank, public houses, primary and secondary schools etc. The Severn crossings and M4 towards Bristol, London and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands. Lydney and Gloucester also benefit from train stations giving excellent access throughout the Country.





Ground Floor

Entrance Hallway

Lounge 22'11" x 12'4" (6.99m x 3.78m)

Kitchen 13'8" x 9'6" (4.17m x 2.91m)

Dining Room 11'5" x 9'5" (3.49m x 2.88m)

Conservatory 10'4" x 9'10" (3.16m x 3.00m)

Bedroom One 14'9" x 11'10" (4.51m x 3.61m)

En Suite Shower Room

Bedroom Two 10'5" x 9'5" (3.18m x 2.88m)

Bedroom Three 9'7" x 7'2" (2.93m x 2.19m)

Bathroom 9'5" x 5'10" (2.89m x 1.80m)

Outside

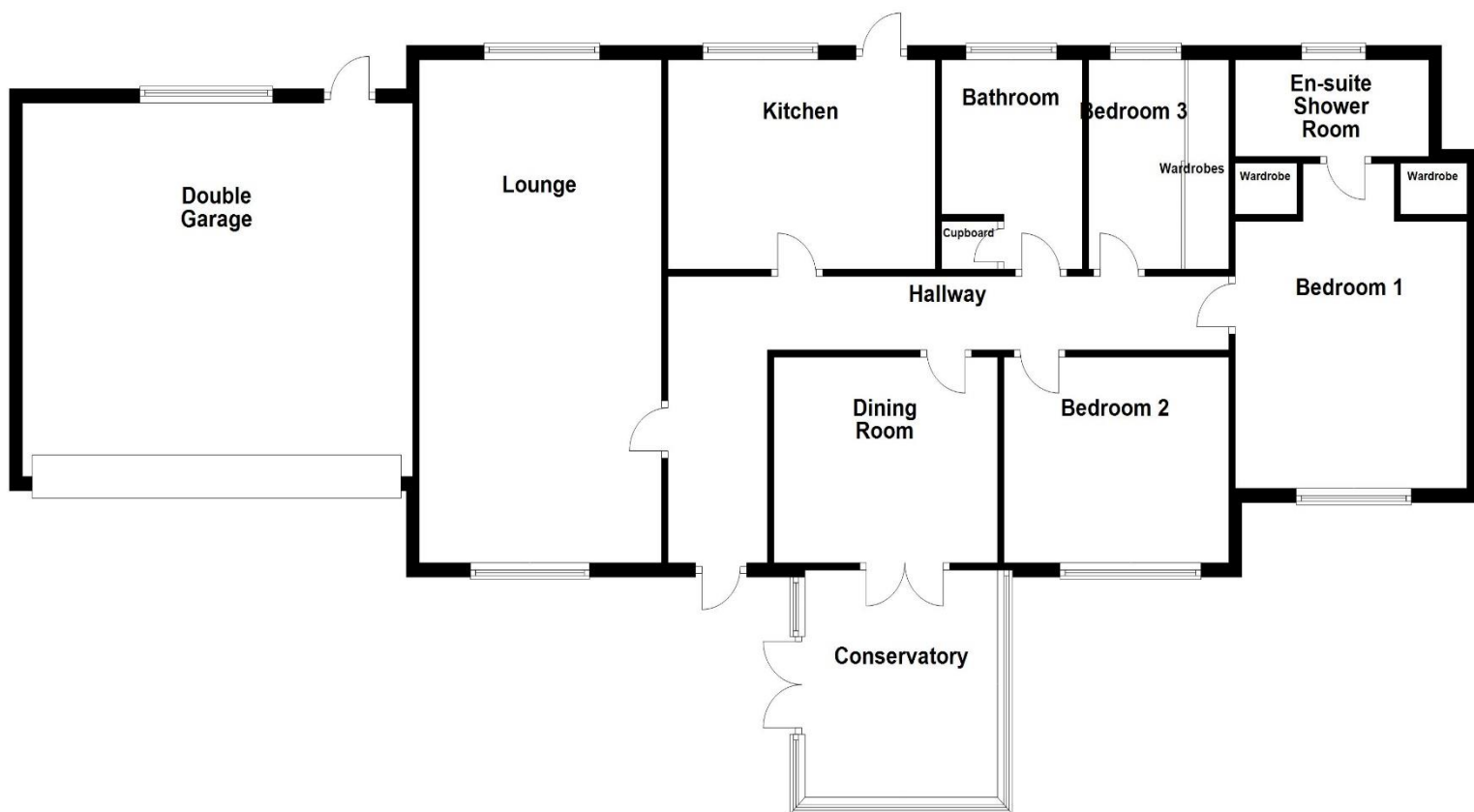
Double Garage 19'11" x 16'10" (6.09m x 5.14m)

EPC RATING – E

Directions - From our office in Lydney head towards Gloucester on the A48. Upon reaching the village of Blakeney, take the first left into New Road just past the Cock Inn. Continue along and the property can be found on the right hand side, opposite the turning for Furnace Valley.



Ground Floor



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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