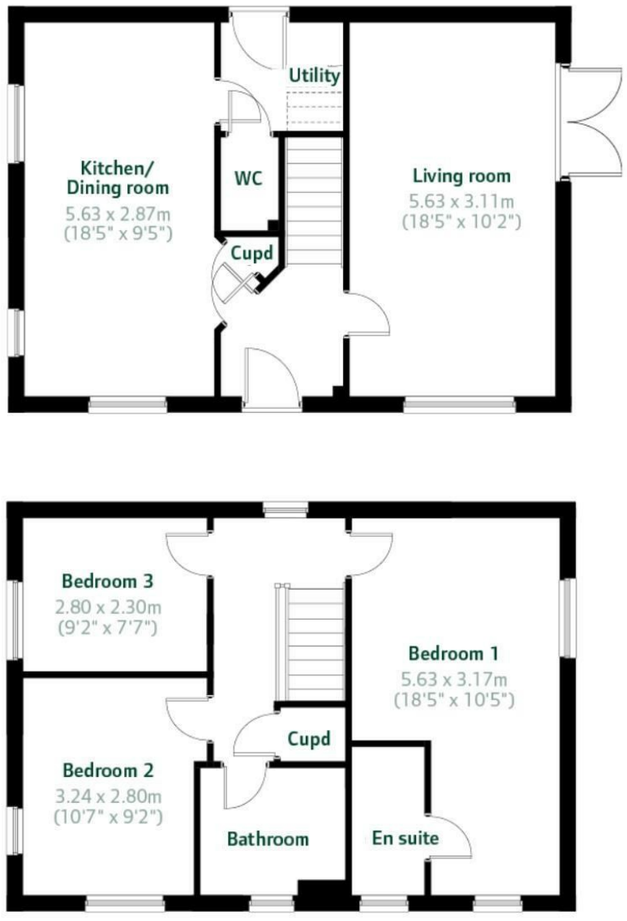
DIRECTIONS

From Chepstow town centre turn onto the A48 and proceed along towards Lydney. As you approach Lydney take the second exit at the first roundabout, then straight over the next roundabout. At the third roundabout take the first exit and then the next turning right onto Par Four Lane. Continue along turning right onto Kingfisher Drive, follow to the T junction turning left onto Buzzard Rise where Number 1 is the last house on the right.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

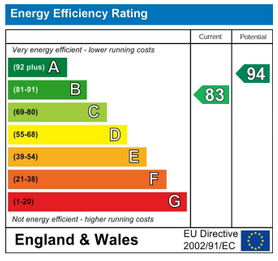


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.





MOON&CO

1 BUZZARD RISE, LYDNEY, GLOUCESTERSHIRE, GL15 5GW

3 2 1 B

£290,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

Being sold with the benefit of no onward chain, this well presented three bedroom home is positioned in a desirable location within this popular development. The property offers spacious and contemporary accommodation ideal for modern family living, and features a generous kitchen/diner, with separate utility room, cloakroom/WC and sitting room with doors opening onto the rear garden. Upstairs are three bedrooms, including an impressive principal suite with dressing area and en-suite shower room along with the family bathroom. Outside, the enclosed spacious private rear garden gives access to the private driveway which provides convenient off-road parking.

Ideally situated in the heart of Lydney, the property is within easy reach of Lydney Railway Station, the picturesque Harbour, the popular Boating Lake, and the renowned Dean Forest Steam Railway. Excellent primary and secondary schools are also close by, making this a superb location for families.

GROUND FLOOR

ENTRANCE HALL
A frosted half-glazed composite front door leads into the entrance hall with stairs to the first floor landing.

SITTING ROOM
5.61m x 3.10m (18'5" x 10'2")
A lovely light sitting room with window to the front elevation and French doors leading out to the spacious rear garden.

KITCHEN/DINING ROOM
5.61m x 2.87m (18'5" x 9'5")
Again a lovely light room with dual aspect windows to front and side elevations. The kitchen area is fitted with a good range of wall and base level units with wooden effect worktop and upstands. Inset one and half bowl stainless steel sink and drainer with chrome mixer tap. Integrated appliances to include four ring gas hob with stainless steel back plate and stainless steel extractor fan over and oven below. Space for under counter fridge and dishwasher. Ample space for dining table and chairs. Wooden effect flooring throughout. Access to:-

UTILITY ROOM
With a frosted half glazed door leading out to the garden. Wooden effect worktop with space for under counter washing machine and tumble dryer. Door to:-

CLOAKROOM/WC
A two-piece suite comprising a low-level WC and pedestal wash hand basin with chrome tap and tiled splashback. Wooden effect flooring.






FIRST FLOOR STAIRS AND LANDING
Window to rear elevation and a very handy spacious storage cupboard.

BEDROOM 1
5.61m x 3.18m (18'5" x 10'5")
A really generous principal bedroom with dual aspect windows to front and side elevations with dressing area offering plenty of space for wardrobes. Door to:-

EN-SUITE SHOWER ROOM
Comprising a three-piece suite to include double shower unit with glass sliding door and chrome shower attachment, pedestal wash hand basin with chrome tap and low-level WC. Part-tiled walls and wooden effect flooring. Frosted window to front elevation.

BEDROOM 2
3.23m x 2.79m (10'7" x 9'2")
A double bedroom with dual aspect windows to the front and side elevations.

BEDROOM 3
2.79m x 2.31m (9'2" x 7'7")
A single bedroom with full length window to the side elevation.

FAMILY BATHROOM
A three-piece suite comprising panelled bath with chrome mixer tap, low-level WC and pedestal wash hand basin with chrome mixer tap. Wooden effect flooring and half-tiled walls. Frosted window to front elevation.

GARDENS
At the front of the property there is an area laid to decorative bark with a range of plants and shrubs. A paved pathway gives access to the front entrance to the property. At the rear a very generous garden which is mainly laid to lawn with paved pathway leading to gated access to the driveway. Several garden sheds. The rear garden is enclosed by a brick wall to one side and wooden fence to the other.

PARKING
To the side of the property is a private driveway providing off-road parking for one vehicle with a large storage shed (available by separate negotiation).

SERVICES
All mains services are connected to include mains gas central heating.
Council tax band D.

