



The Willows Valley Road, Worrall Hill – GL17 9QH
£325,000



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The Willows Valley Road

Worrall Hill, Lydbrook

- Detached Dormer-Style Property
- En-suite to Master Bedroom
- Garage, Utility and Boot Room
- Driveway
- Enclosed Gardens
- EPC Rating: C

A three bedroom, detached dormer-style property situated in a pleasant village location, having enclosed gardens, driveway and garage.

The accommodation comprises an entrance porch/boot room having access to the garage and utility room. Entrance hall, cloakroom, kitchen to include a range of oak-coloured base and wall units having an integrated dishwasher, fridge and microwave. Dining room with French doors to the garden and staircase to the first floor, lounge having an open fireplace. To the first floor, the master bedroom has built-in wardrobes and an en-suite shower room. There are two further bedrooms and bathroom having a three piece white suite.

Outside, to the front of the property is a block-paved driveway leading to the garage, raised flower beds and access to the side of the property. The rear garden incorporates a block-paved seating area, steps lead up to a lawned garden and shingled seating area. Steps leads up to a further area with garden shed and an area which could be used for further seating.

Agents note: There are solar panels at this property, further details are available from agent.

Council Tax band: C

Tenure: Freehold

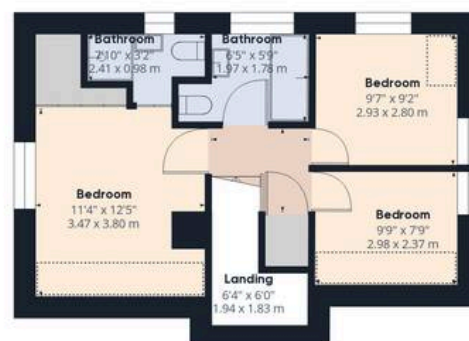








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1292.43 ft²

120.07 m²

Reduced headroom

62.74 ft²

5.83 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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