



**Station Road, Woolaston, Lydney GL15 6PN | £560,000**

**Four Bedroom Character House**

### Features:

- Air Source Heating System
- Beautiful Family Home
- Countryside Views
- Country Lane Location
- Well Equipped Breakfast Kitchen

**ENTRANCE PORCH** Entered through a solid oak door, engineered oak flooring, feature stone wall, Oak framed window to front and to side, door through to hallway.

**HALLWAY** Karndeane wood effect flooring, radiator, ceiling light, smoke alarm.

**GROUND FLOOR WC** Vanity unit with wash-hand basin and storage under, window to front, chrome heated towel rail, Karndeane wood effect flooring, tiled walls, ceiling spot lights, WC, wall mounted bathroom cabinet.

**BREAKFAST KITCHEN** 17' 5" x 17' 2" (5.31m x 5.23m) Karndeane wood effect flooring, a range of base, drawer and wall display units, floor to ceiling larder cupboards, under-cupboard lighting, base plinth lighting, kitchen island with storage cupboards and having a pop-up knife storage unit recessed in work surface, integrated dishwasher, washing machine and tumble dryer, integrated fridge and freezer, sink with mixer tap and Quooker option, space for range cooker with stainless steel extractor hood over, power points, ceiling spot lighting and cluster hanging lights, radiator, wood burner with oven, feature stone effect wall, French doors leading to covered composite decking area, steps up to lounge.

**DINING ROOM** 12' 2" x 10' 10" (3.71m x 3.3m) Engineered oak flooring, window to side, power points, wood burning stove with oven, radiator, ceiling lighting, opening through to garden room/conservatory.

**GARDEN ROOM/CONSERVATORY** 16' 2" x 10' 2 max" (4.93m x 3.1m) A beautiful light and airy room having triple aspect windows having stone sills. Engineered Oak wood flooring with under-floor heating, power points, ceiling lighting, wall mounted electric heater, French doors opening onto the garden.

**LOUNGE** 25' 11" x 17' 0" (7.9m x 5.18m) Cosy lounge Karndeane wood effect flooring, window to front and side with countryside views, stone fireplace with wood burning stove, ceiling spot lights, radiators, power points, stairs to lower ground floor and stairs to first floor.

**LOWER GROUND FLOOR** Stairs from the lounge going down to the Master Bedroom ensuite.

**MASTER BEDROOM** 25' 4 max" x 16' 1 max" (7.72m x 4.9m)



Indian slate flooring, door accessing the garden. two double fitted wardrobes, ceiling lighting, power points, two radiators, door to ensuite

ENSUITE 9' 0" x 6' 6" (2.74m x 1.98m) Tiled flooring, free standing bath, shower enclosure with rain shower and a separate hand held shower attachment. vanity unit with wash hand basin and storage under, ladder heated towel radiator, shaver point, wall illuminating mirror, WC, extractor fan, ceiling lighting.

FIRST FLOOR Stairs from lounge leading up to first floor landing.

FIRST FLOOR LANDING Engineer oak wood flooring, window to side with River Severn and countryside views, ceiling light, radiator, over-stairs storage cupboard, doors to bedroom two, three and family bathroom, stairs up to bedroom four.

BEDROOM TWO 12' 11" x 9' 10 max" (3.94m x 3m) Fitted carpet, dual aspect window with views of the garden, radiator, ceiling light, power points.

BEDROOM THREE 12' 9" x 9' 10" (3.89m x 3m) Fitted carpet, window to side with countryside views, radiator, power points, ceiling light.

BEDROOM FOUR 19' 8" x 12' 0 max" (5.99m x 3.66m) Accessed via stairs from first floor landing.

Engineered oak wood flooring, under-eaves storage, two dormer windows with countryside views, two skylights, window with garden views, wall mounted Princess electric heater, power points, ceiling lighting.

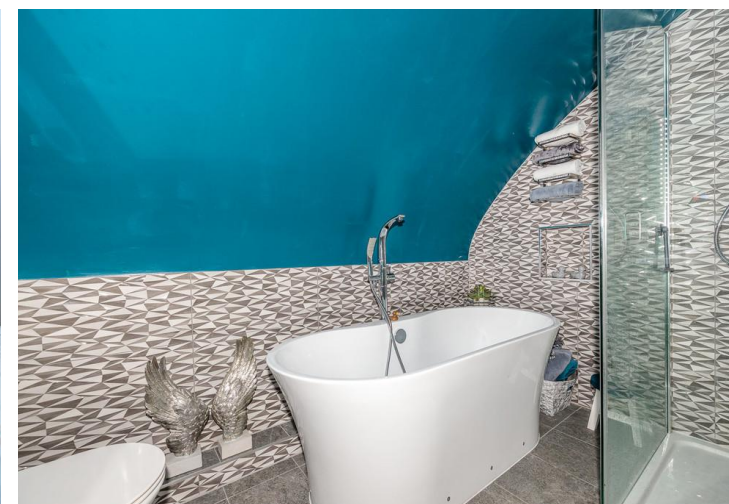
FAMILY BATHROOM 7' 4" x 7' 1" (2.24m x 2.16m) Corner shower with rain shower and separate hand-held attachment, glazed shower door. vanity wash-hand basin with storage under, WC, bath, chrome heated towel rail, tiled flooring, fully tiled walls, ceiling spot lights, window to front.

OUTSIDE The garden benefits from having a covered secluded patio area which is adjacent to the breakfast kitchen. The patio is constructed with an easy maintenance composite decking. There is also a second patio area which is laid with patio slabs and having a variety of ornamental slate features. The garden is enclosed with hedging, arched wooden fencing and stone wall which adds to the character of this charming home.

There is ample off road parking for at least five vehicles.

**EPC: E    Council Tax Band: C    Tenure: Freehold**

For more information on Station Road or to arrange a viewing, please call the Lydney Office on 01594 368202



Lower Ground and Ground Floor



First and Second Floors



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor plans made using RoomSketcher.

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