



LYDNEY

Guide price **£350,000**



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33 BEAUCHAMP MEADOW

Gloucestershire GL15 5NS



Detached property with garage
Picturesque location on the outskirts of town
Principal bedroom with fitted wardrobes

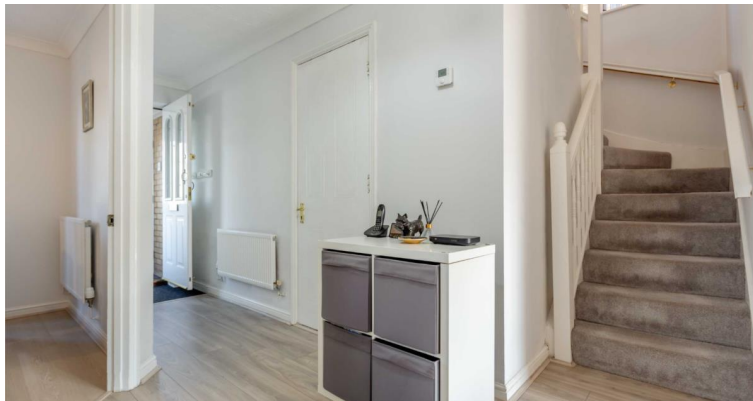
Welcome to this captivating four-bedroom detached property, an embodiment of timeless elegance, ideally situated in a highly coveted location just beyond the town's bustling streets.

Exquisitely updated and tastefully modernised by its current owners, this residence stands as a testament to both comfort and style.

As we embark on this journey, let's step inside and explore the plethora of features that make this house a true masterpiece.

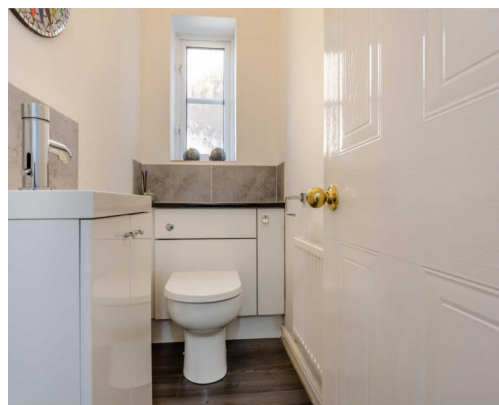
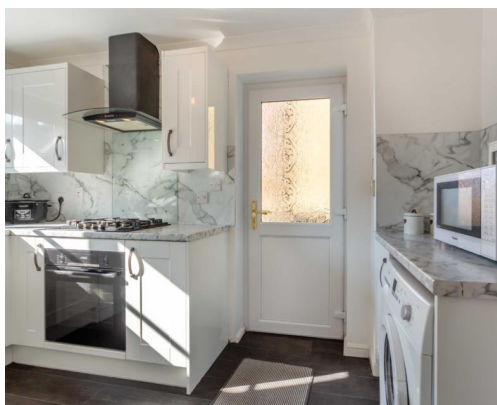


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KEY FEATURES

- Immaculately presented four-bed detached property
- Recently updated & modernised
- Spacious lounge
- Modern kitchen with integrated appliances
- Integral garage & off road parking
- Captivating River Severn views from rear garden



STEP INSIDE



Upon crossing the threshold, an inviting entrance porch extends a warm welcome, offering a hint of the grace and sophistication that awaits within.

The entrance hall seamlessly connects to the integral garage, an invaluable convenience in your daily life, ensuring easy access and security.

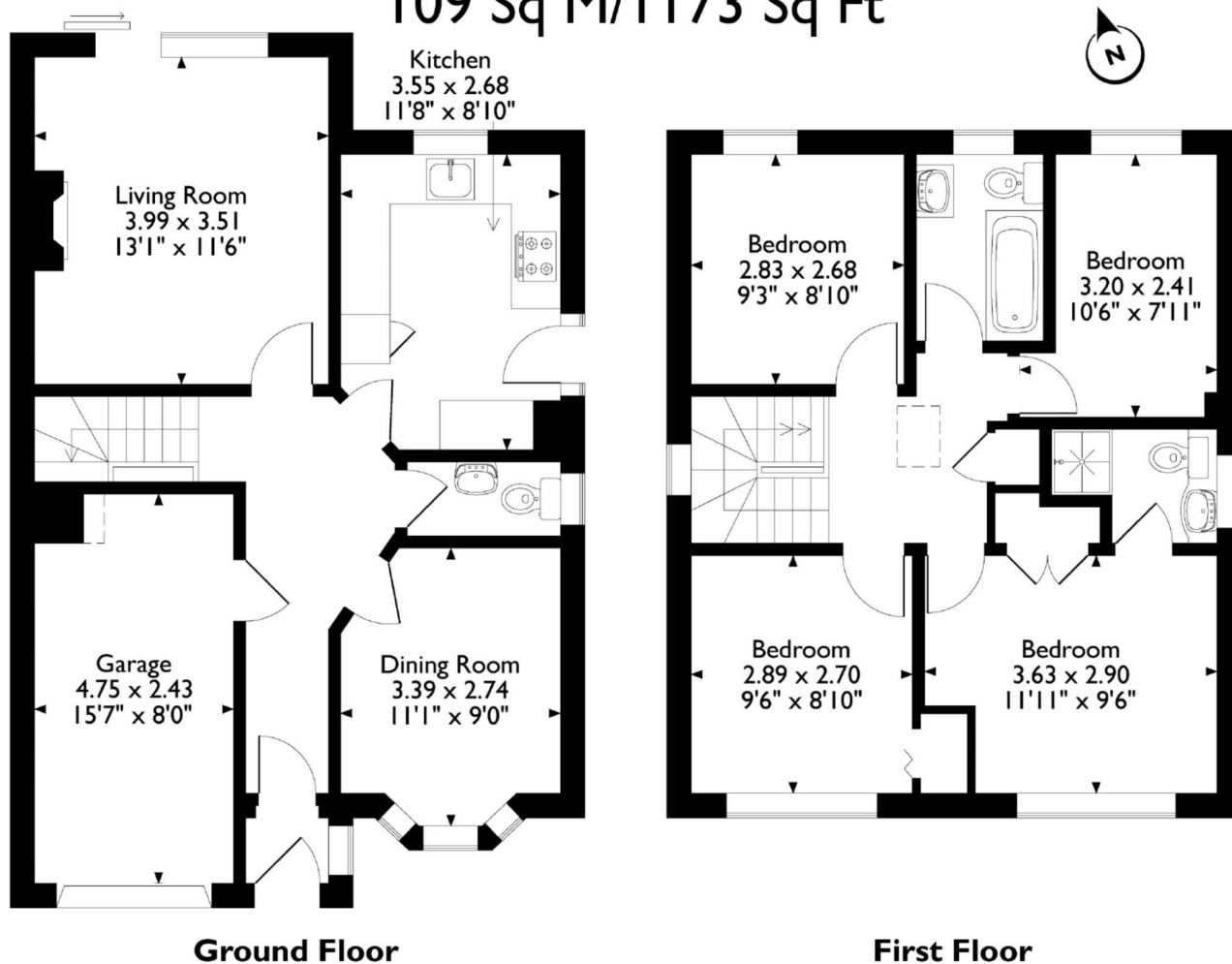
A strategically placed cloakroom adds to the functionality of the ground floor, catering to the needs of both family and guests.

The generous lounge, adorned with a feature coal effect gas fire, not only exudes a cosy ambiance but also opens up to the enchanting rear garden through patio doors.

This outdoor haven, characterised by a decked terrace, provides an idyllic setting to savour breathtaking views of the majestic River Severn.

In addition to the lounge, a separate dining room awaits your creative touch, perfect for hosting memorable gatherings and celebrations.

Approximate Gross Internal Area 109 Sq M / 1173 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The modern kitchen, resplendent with sleek fitted units, boasts integrated appliances, including an oven and hob, a fridge/freezer, and provisions for a dishwasher and washing machine.

This well-appointed kitchen becomes the heart of the home, a space where culinary artistry and family connections flourish.

Ascending the elegant staircase to the first floor, you'll discover a haven of comfort and relaxation. principal bedroom beckons with a fitted wardrobe, ensuring ample storage space, while an en-suite shower room adds a touch of luxury to your daily routine.

But the true highlight of the upper floor lies in the three additional bedrooms.

Bedroom two, graced with fitted wardrobes, is a tranquil retreat, offering a cosy nook to unwind in.

The large windows in bedrooms three and four frame picturesque vistas of the lush greenery and the meandering River Severn.

Waking up to these panoramic views is nothing short of a daily delight, and the abundance of natural light creates an inviting and soothing atmosphere.

STEP OUTSIDE



As we venture outside, the property reveals further hidden treasures. An integral garage with an electric door and off-road parking make daily life a breeze, providing ample space for vehicles and storage. The rear garden, thoughtfully designed across multiple levels, emerges as a true sanctuary.

The stone paved terrace, strategically positioned, offers a captivating vantage point from which to admire the mesmerising River Severn views. Whether for al fresco dining, morning coffee, or simply unwinding amidst nature's embrace, this outdoor oasis caters to every desire.

INFORMATION

Postcode: GL15 5NS

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Lydney town centre, proceed out of town on Highfield Road before taking the second left into Centurion Road. Then take the first turning right into Beauchamp Meadow. Follow the road and then bear to the right and the property can be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C	74	82
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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