



YORKLEY

Guide price **£370,000**



SYCAMORE HOUSE

Lower Road, Yorkley, Lydney, Gloucestershire GL15 4TN



Three/ four bedrooms
Enclosed Gardens
Luxury fitted kitchen

The village of Yorkley benefits from a local Shop, Post Office, Doctors Surgery, Primary School, two Public Houses and woodland walks. Lydney town (approx. 3 miles away) offers a wide range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.



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KEY FEATURES

- Three/four bedrooms
- En suite to principal
- Enclosed Gardens
- Luxury fitted kitchen
- Character features
- Close to woodland walks



STEP INSIDE



DINING ROOM: 11' 0" x 11' 0" (3.35m x 3.35m) accessed via triple bi-folding doors, window to front, feature fireplace, store cupboard, open plan to

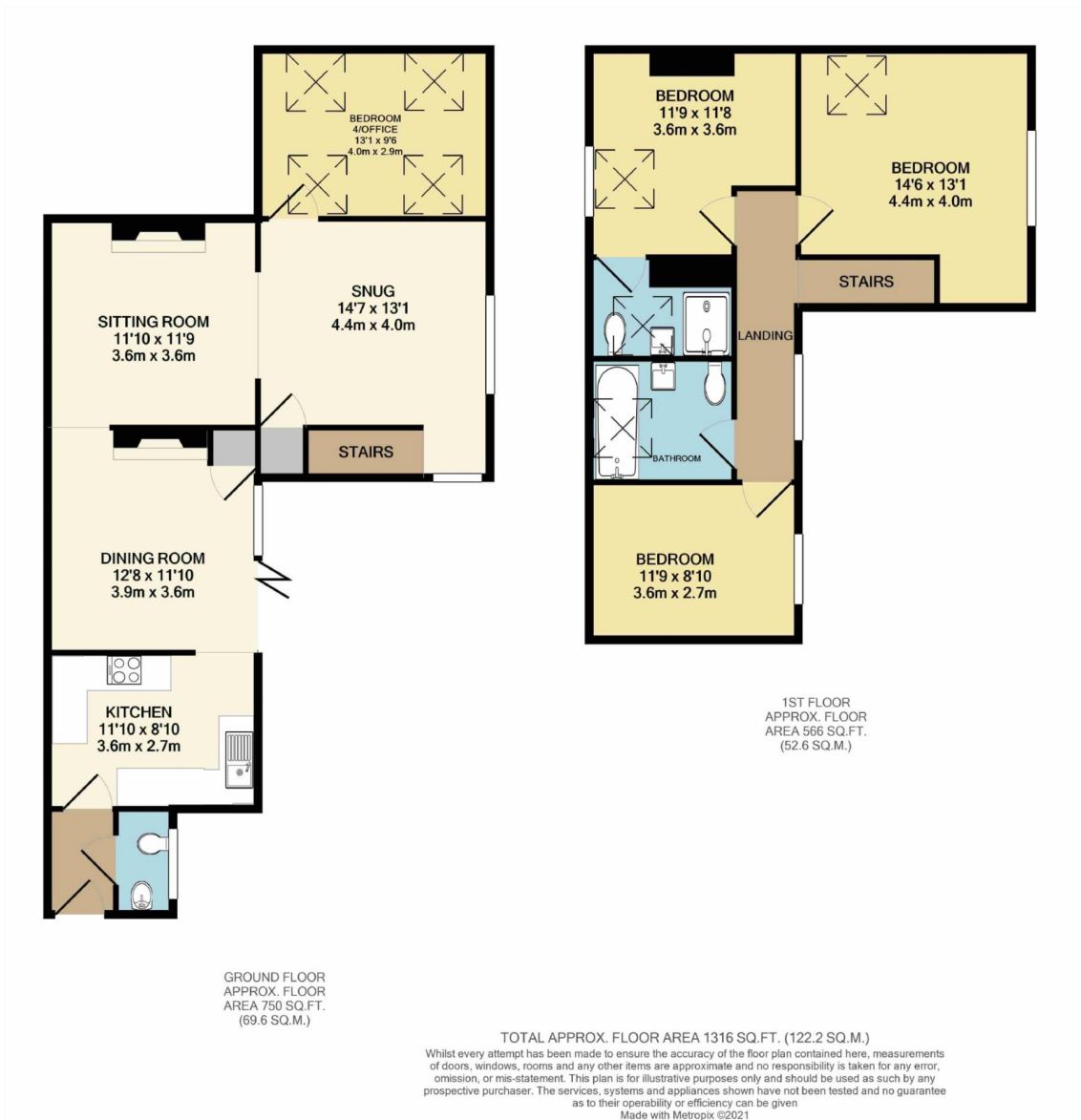
KITCHEN: 11' 0" x 8' 1" (3.35m x 2.46m) fitted with a range of luxury colour coded Shaker style base and eye level units, worktop space, tiled splashbacks, sink unit, built-in dishwasher, gas hob, electric oven and grill. **SIDE PORCH:** access to

CLOAKROOM: with WC, wash hand basin, gas boiler (not tested).

LOUNGE: 12' 0" x 11' 0" (3.65m x 3.35m) window, raised hearth and feature fireplace with log burning stove, radiator, open plan to

OFFICE: 14' 1" x 11' 0" (4.29m x 3.35m) dual aspect windows, understairs cupboard, radiator, stairs off.

SNUG/BEDROOM FOUR: 13' 0" x 9' 0" (3.96m x 2.74m) vaulted ceiling, velux roof lights, picture window, radiator, power points.



STAIRS TO FIRST FLOOR LANDING: window, radiator.

EN-SUITE SHOWER ROOM: double shower cubicle, wash hand basin in vanity unit, heated towel rail.

BEDROOM TWO: 14' 0" x 10' 1" (4.26m x 3.07m) triple aspect including Velux roof light, radiator.

BEDROOM THREE: 11' 0" x 8' 1" (3.35m x 2.46m) window to front, radiator.

BATHROOM: 8' 0" x 7' 0" (2.44m x 2.13m), velux roof light, quality fitted suite with wash hand basin in vanity unit, WC, bath with shower over and screen, heated towel rail.

STEP OUTSIDE



OUTSIDE: retaining wall to Lower Road with fenced private level enclosed lawned gardens with paved patio area, access to front and rear, the gardens lie on two tiers with views, steps lead to Stag Hill, potential for off road parking subject to the necessary consent. On road parking available on a first come first served basis on Lower Road.

INFORMATION

Postcode: GL15 4TN
Tenure: Freehold
Tax Band: B
Heating: Gas
Drainage: Mains
EPC: G





DIRECTIONS
What 3 Words- [///waking.lined.panel](http://waking.lined.panel)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G	14	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.