



BREAM

Guide price **£465,000**



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# SAPPHIRE HOUSE

Blue Rock Crescent, Bream, Lydney, Gloucestershire GL15 6LW



Off road parking  
Five bedroom detached  
Village location

The village of Bream benefits from a Post Office, Doctors surgery, Primary School, Public House, several shops, Library, Cricket Club and Rugby Club. 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

- Single garage
- Off road parking
- Fitted kitchen
- Five bedroom detached
- Village location
- Rear garden





# STEP INSIDE



## CLOAKROOM

With WC and wash hand basin.

## LOUNGE

(6.27m x 3.58m) ((20'7" x 11'9"))

French style uPVC doors to rear garden, window to front, radiators, power points, tv point, open plan to dining room/

## DINING/ FAMILY ROOM

(3.68m x 2.64m) ((12'1" x 8'8"))

Window to rear.

## KITCHEN

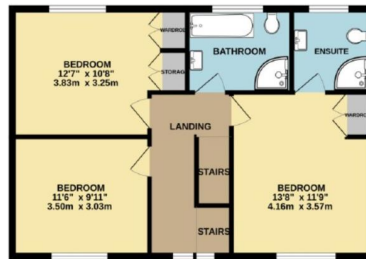
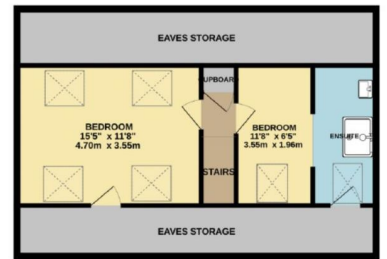
(4.16m x 3.50m) ((13'8" x 11'6"))

Fitted with a range of matching base and eye level units, integrated dishwasher, power points, 1½ bowl stainless steel sink unit, electric hob and oven with cooker hood over, space for white goods, rolled edge worktops, window to front, door to side, tiled floor, door to utility.

## UTILITY ROOM

(2.13m x 1.90m) ((7'0" x 6'3"))

Fitted with a range of matching base and eye level units, space for white goods, plumbing for automatic washing machine, single drainer sink unit, power points, LPG gas boiler, window to rear.

GROUND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.2ND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.

TOTAL FLOOR AREA : 2062 sq.ft. (191.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**BEDROOM ONE****(4.16m x 3.58m) ((13'8" x 11'9"))**

Window to front, radiator, power points, fitted wardrobes. En-suite consists of a comprising corner shower cubicle, wash hand basin, WC, window to rear.

**BEDROOM TWO****(3.83m x 3.25m) ((12'7" x 10'8"))**

Window to rear, built-in wardrobes, power points, radiator.

**BEDROOM THREE****(3.50m x 3.02m) ((11'6" x 9'11"))**

Window to front, radiator, power points.

**FAMILY BATHROOM**

Four piece suite comprising of bath, wash hand basin, WC, shower cubicle, tiled floor, tiled splashbacks, opaque glazed window to rear, towel rail.

**BEDROOM FOUR****(4.70m x 3.55m) ((15'5" x 11'8"))**

Velux windows to front and rear, power points, radiator, under eaves storage.

**BEDROOM FIVE****(3.55m x 1.95m) ((11'8" x 6'5"))**

Velux roof light, radiator, open plan to en suite, consisting of a shower cubilce, wash hand basin and access to eaves storage.



# STEP OUTSIDE



To the front a paved driveway providing ample parking for several vehicles, access to the garage. The rear garden is enclosed and mainly laid to lawn with patio area.



## INFORMATION

Postcode: GL15 6LW  
Tenure: Freehold  
Tax Band: D  
Heating: Gas LPG  
Drainage: Mains  
EPC: C





## DIRECTIONS

What3Words- [///butterfly.withdrew.drips](https://www.what3words.com/#!/butterfly.withdrew.drips)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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