



**FREEHOLD**

**£425,000**



## **WOODLAND VIEW, THE BRANCH, DRYBROOK, GLOUCESTERSHIRE, GL17 9DB**

- KITCHEN
- THREE DOUBLE BEDROOMS
- UTILITY ROOM (OR OFFICE/GYM/PLAYROOM)
- DOUBLE GLAZING
- LOVELY OUTLOOK
- DINING ROOM
- LARGE LOUNGE WITH FRENCH DOORS OPENING ON TO DECKING
- GAS CENTRAL HEATING
- LARGE GARDENS

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# WOODLAND VIEW, THE BRANCH, DRYBROOK, GLOUCESTERSHIRE, GL17 9DB

**KJT ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED BACK-TO-BACK SEMI IN THE QUIET HAMLET OF THE BRANCH. THE PROPERTY HAS THREE DOUBLE BEDROOMS, LOVELY SIZE LIVING ROOM AND A PICTURESQUE WOODLAND SETTING**

The property is approximately half a mile out of the Town of Cinderford but a bus stop is a short walk away. There is also a primary school. The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

A wider range of facilities 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.

## **ACCOMMODATION (measurements approx):**

upvc door with motif inset to -

**Kitchen: 12' 0" x 10' 2" (3.65m x 3.10m)**, Well fitted Oak fronted wall and base units provide ample worktop and storage space, display wall unit and side shelving, 1 1/2 bowl colour coded sink unit with mixer tap. 'Indesit' induction hob with extractor over, fitted electric oven, radiator, tiled floor, windows to two aspects. Open to -

**Dining Room: 11' 10" x 10' 11" (3.60m x 3.32m)**, Radiator, wood floor, under stairs storage cupboard, window.

**Utility Room: 11' 10" x 8' 10" (3.60m x 2.69m)**, Wall mounted 'Worcester' gas boiler providing central heating and hot water, window, plumbing. Agents Note: This room could be changed or split to make into Office/Playroom, etc.



**Lounge: 23' 0" x 15' 0" (7.01m x 4.57m)**, A lovely light airy room with French doors on to decked area, gas fire in stone hearth (the original stone was used from the cottage) with Oak mantle over and corner displays. Two radiators, t.v point, window.

**From the Dining Room twist and turn stairs to First Floor Landing:** , With access to loft which is part boarded and insulated.

**Bedroom 1: 14' 10" x 11' 2" (4.52m x 3.40m)**, Picture window with pleasant outlook, radiator, double built-in wardrobes.

**Bedroom 2: 14' 10" x 9' 8" (4.52m x 2.94m)**, Picture window again with pleasant outlook, radiator, two sets of double wardrobes.



**Bedroom 3: 10' 10" x 9' 0" (3.30m x 2.74m),**  
Window with views, cupboard.

**Family Bathroom: 10' 8" x 8' 0" (3.25m x 2.44m),**  
Four piece suite comprising shower cubicle, paneled bath, wash hand basin and low level w.c inset into vanity unit with storage, tiled walls and floor, airing cupboard, heated towel rail.

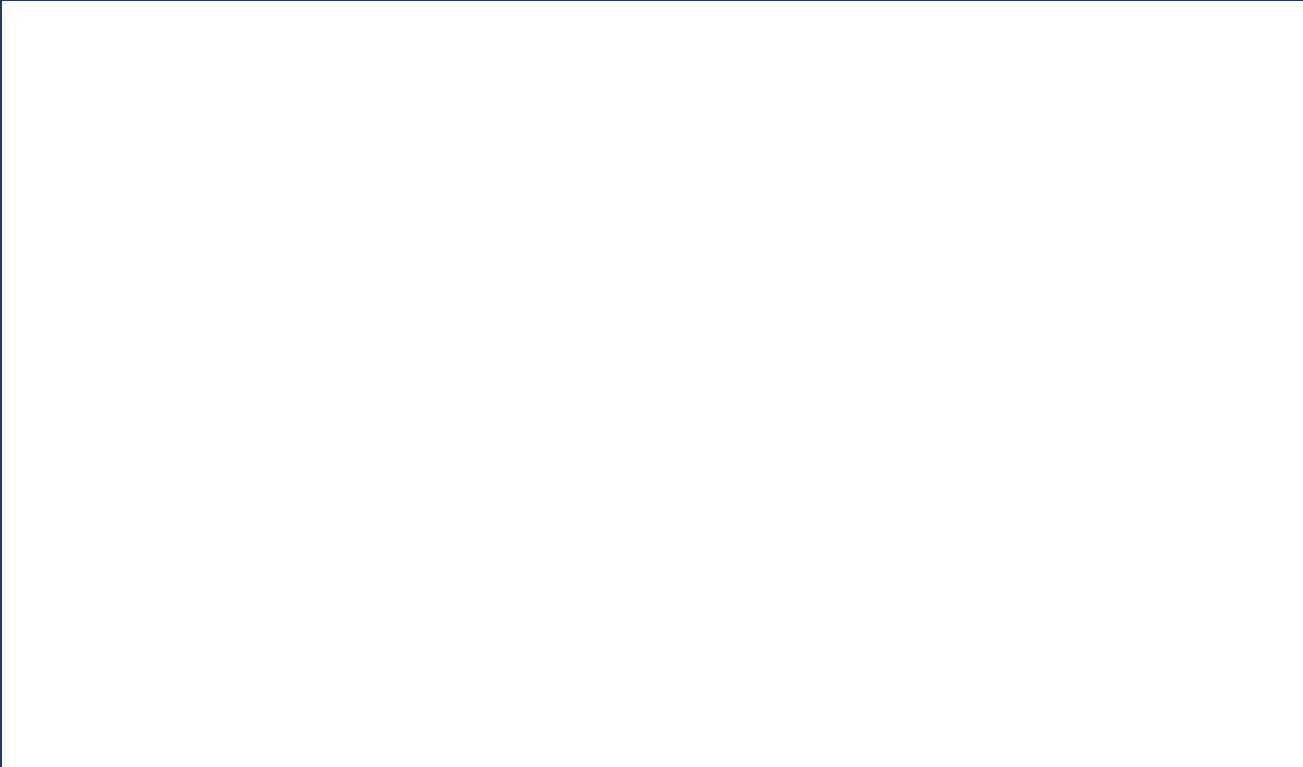
**Outside:** Large gardens comprising patio area leading to a large lawn with shrub borders and a decked area for outside entertaining. There is a brick built garden shed. Gateway through to another large area which is easily to maintain, with walled boundaries and pleasant outlook towards the woods.

**Outgoings:** Council Tax Band B.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**



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