



FREEHOLD

Guide Price £290,000



**NEW LEAF, HILLSIDE ROAD, DRYBROOK, GLOUCESTERSHIRE,
GL17 9EW**

- THREE/FOUR BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- STUDY
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- GARDENS
- TWO RECEPTIONS
- CONSERVATORY
- UTILITY
- AMPLE OFF ROAD PARKING
- POTENTIAL FOR GRANNY ANNEXE

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A SPACIOUS, WELL MAINTAINED THREE/FOUR BEDROOM DETACHED FAMILY HOME, WITH POTENTIAL FOR A GRANNY ANNEXE, GARDENS AND AMPLE OFF ROAD PARKING

Drybrook offers a range of amenities to include post office/general store, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

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):

Front door to -

Entrance Porch: Tiled floor. Door through to -

Conservatory: 12' 0" x 5' 0" (3.65m x 1.52m), Of half-glazed construction, French doors to gardens.

Inner Hall: Off which is the -

Living Room: 15' 6" x 12' 3" (4.72m x 3.73m), With feature fireplace with gas coal-effect fire, window to front, French doors to rear, radiator.



Kitchen/Dining Room: 21' 4" x 10' 4" (6.50m x 3.15m), Fitted at wall and base level providing worktop and storage space, double oven, hob with hood over, tiled splash backs, window to front and rear elevations, plumbing for dishwasher, integrated fridge.



Utility Room: Window and door to rear, sink unit, plumbing for automatic washing machine, gas boiler for central heating and domestic hot water.

Study/Dining Room/Downstairs Bedroom : 17' 3" x 10' 3" (5.25m x 3.12m), Windows to side and front, radiator, fitted shelving, fitted desk, loft access. Agents Note: Although currently open plan with the Kitchen/Dining Room one could easily self-contain it by provision of door and changing the Utility Room to downstairs w.c. facilities (subject to necessary regulations).

Downstairs Shower Room: Comprising three piece suite, radiator, tiled splash backs, window to rear.

First Floor Landing: Loft access, airing cupboard, window to rear.

Bedroom 1: 13' 5" x 9' 2" (4.09m x 2.79m), Radiator, window.

Bedroom 2: 12' 5" x 8' 3" (3.78m x 2.51m), Window, radiator.

Bedroom 3: 9' 5" x 6' 5" (2.87m x 1.95m), Window, radiator.

Family Bathroom: 8' 3" x 5' 10" (2.51m x 1.78m), Comprising w.c., vanity wash hand basin, panelled bath with over-bath shower and screen, tiling to walls, window, towel rail/radiator.

Outside: There is a large parking area to front elevation. Level lawned areas to front and side with seating area, patio area. Rear having patio and steps leading to upper garden area which has a further potential parking bay and orchard.

Services: All main services connected to the property. The heating system and services where applicable have not been tested.

Outgoings: Council Tax Band D.

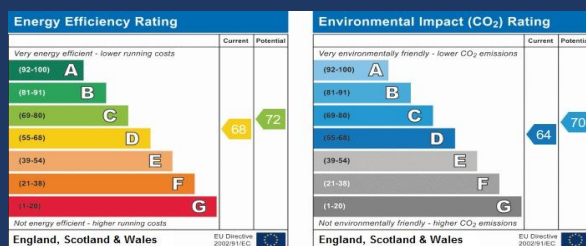


FROM OUR CINDERFORD OFFICE TAKE THE A4151 TO ITS JUNCTION WITH A4136 TURNING RIGHT FOR MITCHELDEAN AND THEN IMMEDIATELY LEFT FOR RUARDEAN. FOLLOW THIS ROAD FOR APPROX 300 YDS TURNING RIGHT JUST AFTER HALES BUILDERS MERCHANTS. FOLLOW THIS ROAD UNTIL YOU GET TO THE VILLAGE CENTRE. AS YOU PASS THROUGH THE VILLAGE CENTRE THERE IS A TRAFFIC CALMING AREA, DRIVE THROUGH THIS AND YOU WILL FIND A TURNING ON YOUR RIGHT HAND SIDE WHICH IS HILLSIDE ROAD. TURN RIGHT UP HERE AND THE PROPERTY CAN BE FOUND ALMOST IMMEDIATELY ON YOUR LEFT

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.



Total area - approx. 122.9 sq. metres (1322.7 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982