



## Morse Road Drybrook, GL17 9AH

£310,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\*

Dean Estate Agents are pleased to offer 'For Sale' this detached character cottage set on the outskirts of Drybrook village with far reaching countryside views. The property benefits from entrance porch / utility room, dining room, fitted kitchen, centre hallway / study, lounge, ground floor cloakroom, 3 bedrooms, bathroom, shower room, and conservatory.



Entrance porch / Utility Room :

11'6" x 4'1" (3.53 x 1.26)

Double glazed windows to front aspect, plumbing for washing machine, wash hand basin, UPVC half glazed door to dining room.

Dining Room :

8'7" x 11'6" (2.63 x 3.53)

Double glazed window to front aspect, gas fire, laminate flooring, wall lighting, beamed ceiling, sliding door to centre hallway, two steps up to kitchen.

Kitchen :

8'2" x 9'3" (2.51 x 2.84)

Matching wall and base cabinets, 1.5 bowl sink unit, gas cooker, plumbing for dishwasher, laminate flooring, twin panel radiator, double glazed window to front aspect with views.

Centre Hallway / Study :

9'10" x 11'3" (3.00 x 3.45)

Twin panel radiator, stairs to first floor, beamed ceiling, window to front aspect, door to lounge.

Lounge :

11'2" x 18'5" (3.41 x 5.63)

Feature fireplace with coal effect gas fire, two radiators, half glazed door and window to front aspect, door to cloakroom.

Cloakroom :

3'2" x 5'2" (0.97 x 1.60)

White suite comprising of low level WC, wash hand basin, part tiled walls, extractor fan, window to front aspect.

First Floor Landing :

8'5" x 2'2" (2.57 x 0.68)

Night storage heater, bay window to front aspect.

Bedroom 1 :

10'11" x 18'5" (3.34 x 5.62)

Range of fitted wardrobes, high ceiling, radiator, window to front aspect with far reaching views, access to loft space.

Bathroom :

8'10" x 5'6" (2.71 x 1.68)

Bath, low level WC, wash hand basin, extractor, vinyl flooring, shelved cupboard, window to rear aspect.

Shower Room :

4'11" x 6'0" (1.50 x 1.85)

Shower cubicle, low level WC, wash hand basin, part tiled walls, window to front aspect, three steps up to bedroom 2.

Bedroom 2 :

8'6" x 9'4" (2.60 x 2.86)

UPVC bay window to front aspect, double glazed UPVC window to rear, twin panel radiator, door to rear garden and raised patio.

### Bedroom 3 / Reception Room :

10'1" x 8'11" (3.09 x 2.72)

Twin panel radiator, laminate flooring, door to garden, door to hallway and steps up to conservatory.

### Conservatory :

12'2" x 11'11" (3.73 x 3.65)

UPVC double glazed windows and French doors, glass roof, laminate flooring, night storage heater.

### Garage/workshop

Built into the bank is this stone outbuilding with power and light. There is a parking area opposite the property.

### Outside :

The property stands in a generous elevated plot enjoying far reaching views across the neighboring countryside. The gardens lie predominantly to the rear and are laid to lawn over 2 levels. There is an orchard with numerous fruit trees, garden shed and greenhouse. The conservatory and bedroom 2 has access to the gardens and there is a patio above the workshop/garage.



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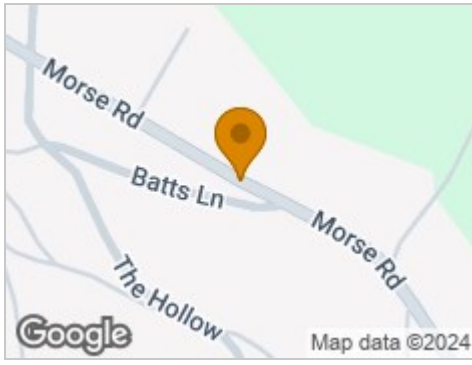
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## Road Map



## Hybrid Map



## Terrain Map



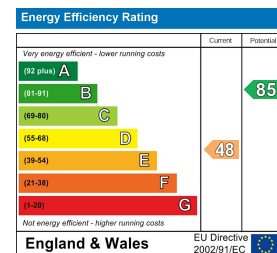
## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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