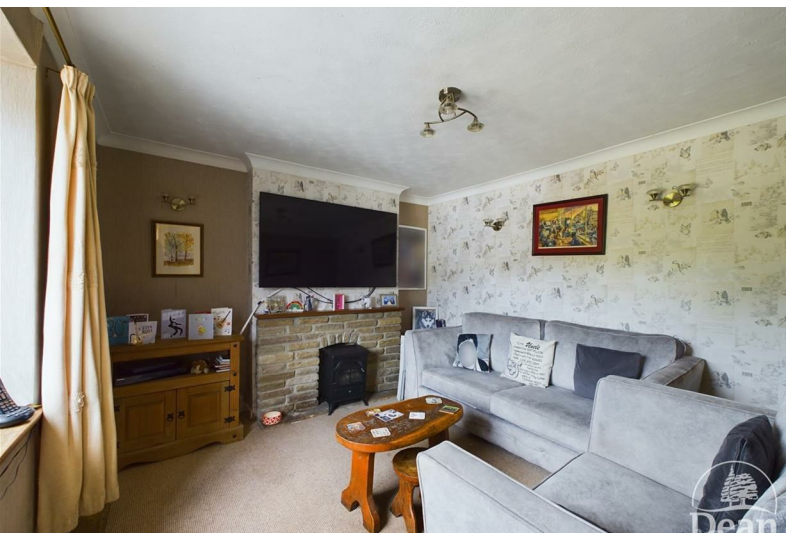




## Drybrook Road

Drybrook, GL17 9JQ

Asking Price £360,000





\*\*\*UNEXPECTEDLY BACK ON THE MARKET\*\*\*VIEWING A MUST\*\*\*

Due to un-foreseen circumstances the property has been re-listed.

This extended three bedroom forest cottage is set in a plot circa 0.5 acres, originally four miners cottages circa 1905. Extensive gardens and parking together with large double garage and large workshop great for those motor enthusiasts, also potential for an annex (subject to the necessary planning).

The property comprises of entrance porch, dining / family room, kitchen, lounge, rear hallway, utility room, downstairs shower room, three bedroom and wet room to the first floor.

Drybrook has a range of amenities to include a Co-op, primary school, public house, fish n chip shop, garage, Dr's surgery and clubhouse.



#### Entrance Porch :

4'11" x 2'9" (1.52 x 0.85)

Entered via a glazed wooden door, windows to front aspect, glazed door to Dining / Family Room.

#### Dining / Family Room :

12'5" x 15'7" (3.80 x 4.76)

Beamed ceilings, two radiators, double glazed windows to front and side aspects, two steps up to the Kitchen, stairs to first floor.

#### Kitchen :

15'5" x 7'3" (4.70 x 2.23)

Range of base and wall cabinets, 1.5 bowl sink unit, range cooker, extractor hood, slimline dishwasher, microwave, wood effect worktops, breakfast bar, tiled splash backs, tiled floor, down lighting, access to loft space, double glazed windows to front, side and rear aspects.

#### Lounge :

11'10" x 10'10" (3.62 x 3.31)

Feature stone fireplace with wooden mantle over and electric wood burner effect stove inset, wall lighting, radiator, double glazed window to front aspect.

#### Rear Hallway :

14'5" x 5'6" (4.40 x 1.70)

Radiator, laminate flooring, door to side hall.

#### Side Hall :

Double glazed stable door to side patio, door to Utility Room.

#### Utility Room :

8'7" x 8'4" (2.64 x 2.56)

Belfast style sink unit, space for washing machine, space for tumble dryer, tiled flooring, radiator, double glazed window to side aspect.

#### Shower Room :

9'6" x 5'7" (2.90 x 1.71)

White suite comprising of fully tiled shower cubicle, low level WC, vanity wash hand basin, tiled flooring, radiator, double glazed window to front aspect

#### First Floor Landing :

5'11" x 7'11" (1.82 x 2.43)

#### Inner Hallway :

14'4" x 6'9" (4.37 x 2.07)

Wall lighting, storage cupboards, doors to bedrooms.

#### Bedroom 1 :

9'5" x 17'7" (2.89 x 5.37)

Two radiators, access to attic space, double glazed window to side aspect with far reaching views over Drybrook village, double glazed window to front aspect with views towards Ruardean Hill.

#### Bedroom 2 :

14'0" x 12'4" (4.28 x 3.76)

Chimney breast with alcoves to either side, radiator, double glazed window to front aspect with views towards Ruardean Hill.

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### Bedroom 3 :

13'1" x 10'9" (3.99 x 3.28)

Radiator, access to loft space, double glazed window to front aspect with countryside views.

### Wet Room :

5'3" x 7'8" (1.61 x 2.34)

Mains fed shower, radiator, extractor, low level WC, pedestal wash hand basin, fully tiled walls, double glazed window to side aspect.

### Outside :

The property is access via a shared driveway, leading to a block paved drive, large gravel area and garage / workshop, with gated access towards the

front door. Patio area, raised pond and seating, with steps up to a further patio, garden shed, wooden deck area and lawn with borders, hedging, trees and fencing. Additionally there is a lawned area to the right hand side of the driveway which is currently used as a play area. Stunning views of the surrounding area can be seen from the gardens.

### Garage / Workshop :

Space for 3 / 4 vehicles, up and over double door, window and pedestrian door.

### Second Garage :

With double door, power and lighting.



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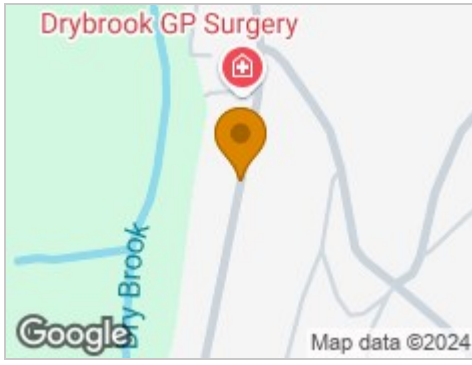
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## Road Map



## Hybrid Map



## Terrain Map



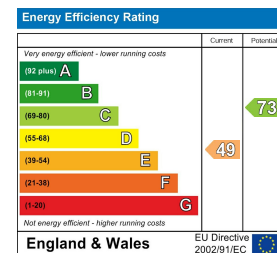
## Floor Plan



## 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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