



## New Road Bream, GL15 6HJ

£499,999



\*\*\* NO ONWARD CHAIN \*\*\* VILLAGE LOCATION \*\*\* COUNTRYSIDE VIEWS \*\*\*

Dean Estate Agents are pleased to offer 'For Sale' this spacious and extended detached property with a detached one bedroom Annexe. The original property dates back to the 1800's and has undergone many extensions. The property now boasts 5 reception rooms, fitted kitchen, utility room and separate cloakroom, 4 bedrooms one with en-suite and family shower room. There is ample parking for numerous vehicles, a detached garage/workshop and gardens. A one bedroom Annexe offers accommodation for the extended family or guest accommodation. The property has the benefit of solar panels.



#### Entrance Conservatory :

Double glazed windows, composite door to front, tiled floor.

#### Sitting Room :

Natural stone feature fireplace with wood burner, beamed ceiling, radiator, stairs to first floor, wooden flooring.

#### Kitchen :

Fitted with a range of matching wall and base storage units, range style cooker, space for American style fridge/freezer, sink unit, plumbing for washing machine, tiled floor and beamed ceiling.

#### Dining Room :

Laminate flooring, beamed ceiling, wall lights, radiator, open plan to conservatory and twin glazed doors to kitchen.

#### Utility Room :

Plumbing for washing machine, tiled floor, door to cloakroom.

#### Cloakroom :

Wash hand basin, low level WC.

#### Day Room :

Tiled floor, large sky light window, radiator, open plan to conservatory 2 and bi-fold doors to conservatory 3.

#### Conservatory 2 :

Glass roof, double glazed windows, twin doors to garden.

#### Conservatory 3 :

Glass roof, tiled floor, double glazed windows and sliding patio door to garden.

#### First Floor Landing :

Double glazed windows to front. built in cupboard.

#### Master Bedroom :

Double glazed window to rear, radiator.

#### En-suite :

Shower cubicle, low level WC, wash hand basin, radiator, double glazed window to rear.

#### Bedroom 2 :

Double glazed window to front, radiator.

#### Shower Room :

Shower cubicle, wash hand basin, low level WC, radiator, built in cupboard.

#### Bedroom 3 :

Double glazed window to front, radiator.

#### Bedroom 4 :

Double glazed window to rear, radiator.

#### Outside :

A long driveway provides off road parking for numerous vehicles, leading to a detached garage.

Lawned area, the property has an open outlook to the rear over fields.

#### Detached Self Contained Annexe :

Fitted Kitchen , Sitting room, Bedroom. Shower room.

#### Consumer Notes :

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vacant to at least allow clients some idea of the internal condition at that time.

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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets,

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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.



## Road Map



## Hybrid Map



## Terrain Map



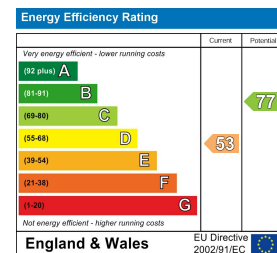
## Floor Plan



## 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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