



## Brockhollands Road

Bream, Lydney, GL15 6ND

£375,000





\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* \*\*\* NO ONWARD CHAIN \*\*\*

Dean Estate Agents are thrilled to offer 'For Sale' this detached stone property, situated on the edge of Bream village, with far reaching views over the surrounding villages.

The property comprises of, entrance hallway, sitting room with solid fuel fireplace, dining room with feature brick fireplace and wood burner, fitted kitchen, utility room, cloakroom, three bedrooms and family bathroom. Outside there is an attached garage, off road parking and mature gardens.



#### Entrance Hallway :

3'2" x 5'6" (0.99 x 1.70)

Entered via UPVC door, stairs to first floor, radiator.

#### Sitting Room :

11'9" x 13'11" (3.60 x 4.26)

Fireplace with solid fuel fire, radiator, dado rail, half glazed door to hallway, window to front aspect.

#### Dining Room :

11'4" x 12'8" (3.47 x 3.87)

Feature brick fireplace with wood burner, radiator, quarry tile floor, understairs recess with cupboard and bookshelf, serving hatch, double glazed window to front aspect.

#### Kitchen :

15'2" x 7'10" (4.64 x 2.40)

Matching wall and base cabinets, 1.5 bowl sink unit, electric grill and oven, ceramic hob, extractor hood, recess for fridge/freezer, wood panel ceiling, window to rear aspect, double glazed window to side aspect.

#### Utility Room :

7'5" x 8'5" (2.27 x 2.59)

Plumbing for washing machine, plumbing for dish washer, base cabinet, radiator, UPVC door to rear garden, built in cupboard housing oil boiler.

#### Cloakroom :

2'11" x 8'5" (0.89 x 2.58)

Low level WC, wash hand basin, double glazed window to side aspect.

#### First Floor Landing :

2'11" x 6'7" (0.90 x 2.03)

#### Bedroom 1 :

11'9" x 13'10" (3.60 x 4.24)

Period fireplace, over stairs cupboard, built in airing cupboard with hot water tank, windows to front and side aspects with far reaching views.

#### Bedroom 2 :

11'7" x 12'7" (3.54 x 3.84)

Period fireplace, radiator, access to loft space, window to front aspect with far reaching views over neighbouring villages.

**Bedroom 3 :**

8'5" x 7'10" (2.59 x 2.40)

Newly carpeted and re-decorated, radiator, window to side aspect with views.

**Bathroom :**

5'10" x 4'11" (1.78 x 1.5)

Newly installed and comprising of bath with shower over, vanity wash hand basin, low level WC, vinyl flooring, towel radiator, tube light, extractor fan, down lighting.

**Outside :**

Attached garage having had a new roof, timber doors to the front, courtesy door to the rear garden, concrete floor, power points, two windows to side aspect.  
Driveway and twin gates to the left hand side, pedestrian gate and wrought iron work to the front. Lawned gardens lie to the rear with a variety of mature shrubs, trees, greenhouse, storage shed, wildlife pond, patio area, outside water tap, oil tank.



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Road Map



Hybrid Map



Terrain Map



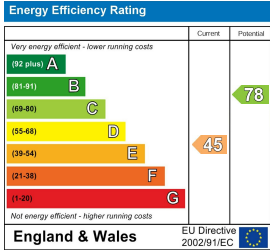
Floor Plan



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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