



## The Squirrels

Drybrook, GL17 9FB

£400,000





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

Dean Estate Agents are thrilled to offer 'For Sale' this superbly presented detached property situated in the popular village of Drybrook, with views over open countryside from the rear.

The property benefits from entrance hallway, cloakroom, lounge, dining room, fitted kitchen with integrated appliances, utility room, study, conservatory, master bedroom with en-suite shower room, three further bedrooms, family bathroom, gas central heating, double glazing, gardens to front and rear, off road parking for two vehicles.



#### Entrance Hallway :

20'11" x 6'2" (6.38 x 1.89)

Stairs to first floor, twin understairs cupboard, radiator, tiled floor.

#### Cloakroom :

6'0" x 3'1" (1.83 x 0.95)

Low level WC, wash hand basin, radiator, tiled floor, double glazed window to front aspect.

#### Lounge :

16'2" x 10'11" (4.95 x 3.34)

Double glazed bay window to front aspect, feature fireplace with gas fire inset, two radiators, tiled floor, opening to Dining Room.

#### Dining Room :

9'8" x 9'6" (2.97 x 2.90)

Tiled floor, radiator, double glazed patio doors to rear garden with views over open fields.

#### Kitchen :

9'10" x 11'1" (3.00 x 3.38)

Matching wall and base cabinets, gas hob, electric oven and grill, extractor hood, integrated fridge, freezer and dishwasher, tiled splash backs, down lighting, double glazed window to the rear aspect, tiled floor, radiator, doorway to hall.

#### Utility Room :

9'2" x 5'6" (2.80 x 1.69)

Base cabinets, sink unit, plumbing for washing machine, space for tumble dryer, doors to study and conservatory, gas boiler, radiator, double glazed window to side aspect.

#### Study :

10'4" x 9'6" (3.15 x 2.90)

Part of the former garage, door to storage area. This room has previously been used as an occasional bedroom.

#### Storage Area :

Power and lighting, up and over door to outside.

#### Conservatory :

11'4" x 8'10" (3.47 x 2.70)

Constructed of brick and double glazed windows, double glazed French doors to rear garden.

#### First Floor Landing :

8'4" x 10'2" (2.56 x 3.10)

Access to loft space via a ladder (loft is boarded and has a light), radiator, built in airing cupboard with hot water tank.

#### Master Bedroom :

10'5" x 14'11" (3.19 x 4.56)

Two double glazed windows to rear aspect with open countryside views, two radiators, built in twin wardrobe.

#### En-suite :

5'7" x 6'6" (1.72 x 2.00)

Shower cubicle with power shower, low level WC, wash hand basin, towel radiator, double glazed window to side aspect, part tiled walls, tiled floor, extractor fan.

#### Bedroom 2 :

11'2" x 10'5" (3.42 x 3.20)

Double glazed window to front aspect.

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### Bedroom 3 :

8'6" x 10'5" (2.61 x 3.19)

Double glazed window to rear aspect with open countryside views, radiator.

### Bedroom 4 :

7'0" x 9'8" (2.14 x 2.97)

Two double glazed windows to front aspect, twin built in wardrobes, radiator.

### Bathroom :

7'1" x 6'6" (2.16 x 1.99)

White suite comprising of bath with shower attachment, low level WC, wash hand basin, part tiled walls, tiled floor, extractor fan, light with shaver point, full height towel radiator, double glazed window to side aspect

### Outside :

Front - Open plan with raised circular flower bed, off road parking for two vehicles, side pedestrian access gate to rear.

Rear - Enjoying an open outlook across fields. There is a patio adjacent to the house and a slightly sloping lawned garden. A variety of shrubs and flower borders. Deck area and further patio, stepping stone pathway with Cotswold stone in between and a shed to the side of the property,



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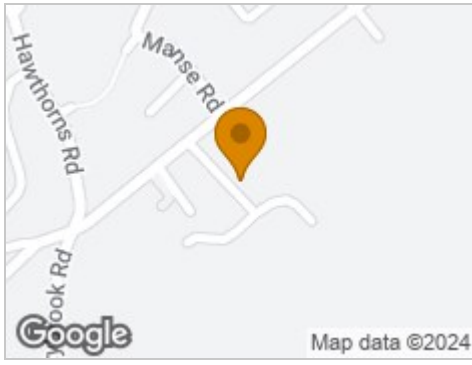
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## Road Map



## Hybrid Map



## Terrain Map



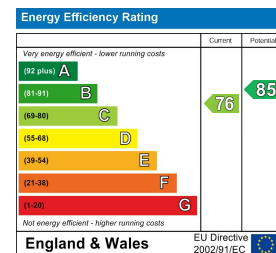
## Floor Plan



## 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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