



## Hawthorns Road

Drybrook, GL17 9BU

£285,000



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

Dean Estate Agents are delighted to advertise 'For Sale' this three bedroom semi detached property, situated in the popular village of Drybrook.

The property benefits from entrance porch, entrance hallway, sitting room, kitchen, dining room, utility room, downstairs shower room, three bedrooms, family bathroom, double glazing, large mature garden, single garage and off road parking for several vehicles.



#### Entrance Porch :

1'7" x 5'10" (0.49 x 1.78)

Double glazed French doors, wooden door and side glazed panels to >

#### Entrance Hallway :

11'3" x 6'4" (3.45 x 1.95)

Stairs to first floor, radiator, double glazed window to side aspect.

#### Sitting Room :

13'5" x 11'10" (4.10 x 3.62)

Ceramic tiled open fireplace, radiator, double glazed window to front aspect.

#### Kitchen :

10'11" x 8'3" (3.33 x 2.54)

Matching wall and base cabinets, sink unit, gas hob, gas oven, fridge, built in under stairs cupboard, double glazed window to rear aspect, integral window to side

#### Dining Room :

11'0" x 9'11" (3.36 x 3.03)

Fireplace, radiator, double glazed window to rear aspect.

#### Utility Room :

10'2" x 6'5" (3.10 x 1.97)

Plumbing for washing machine and dishwasher, radiator, double glazed windows to side and rear aspects, double glazed door to outside.

#### Shower Room :

5'9" x 5'10" (1.76 x 1.79)

Shower cubicle, WC, wash hand basin, radiator, double glazed windows to front and side aspects.

#### First Floor Landing :

10'2" x 7'2" (3.11 x 2.20)

Access to loft space, airing cupboard with hot water tank, double glazed window to side aspect.

#### Bathroom :

5'5" x 8'2" (1.66 x 2.49)

Bath with shower attachment, vanity wash hand basin, WC, part tiled walls, radiator, double glazed window to rear aspect.

#### Bedroom 1 :

13'7" x 9'4" (4.15 x 2.86)

Built in wardrobe, radiator, double glazed window to front aspect.



### Bedroom 2 :

11'0" x 8'7" (3.36 x 2.63)

Fitted wardrobe, radiator, double glazed window to rear aspect.

### Bedroom 3 :

8'6" x 7'4" (2.60 x 2.25)

Built in over stairs cupboard and chest of drawers, radiator, double glazed window to front aspect.

### Outside :

The property is approached via a privately owned track, there are twin wrought iron gates to the

property which has parking for several vehicles and a detached single garage. Large lawned garden and vegetable plot to the rear. Pedestrian access at the side leads to the front of the property which is slightly elevated enjoying views over the village. Steps lead down to the mature front garden with an abundance of shrubs and trees.



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## Road Map



## Hybrid Map



## Terrain Map



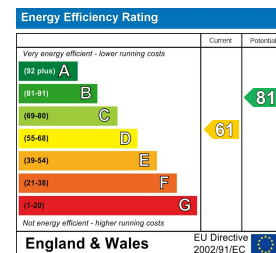
## Floor Plan



## 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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