



## Drybrook Road

Drybrook, GL17 9JJ

Asking Price £395,000



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

Dean Estate Agents are pleased to offer for sale this spacious 4 bedroom detached house, built in a small development of three properties. The property has a fitted kitchen/diner with built in appliances, the lounge has bi-fold doors, there is a study, utility room and cloakroom, flooring/carpets included, gas heating and double glazing, enclosed rear landscaped garden with woodland backdrop. Parking for two vehicles and garden shed.



#### Entrance Hallway :

17'4" x 7'0" (5.30 x 2.14)

Door to front with double glazed windows to either side, stairs to first floor, under stairs cupboard, radiator, LVT flooring, twin glazed doors to Kitchen/Diner.

#### Lounge :

17'3" x 11'2" (5.26 x 3.40)

Double glazed window to front, double glazed bi-fold doors to rear garden, radiator

#### Study :

11'2" x 11'0" (3.40 x 3.35)

Double glazed window to front, radiator

#### Kitchen/Diner :

18'2" x 12'2" (5.54 x 3.71)

Fitted matching wall and base storage units, Integrated fridge/freezer, dishwasher, gas hob, electric oven and grill, one and half bowl sink unit, island with cupboards and breakfast bar, double glazed windows to rear and side aspects, twin opening doors to rear, wall mounted gas boiler, down lighters, twin glazed doors to hallway

#### Utility Room :

6'3" x 6'0" (1.91 x 1.83)

Base storage cupboard, plumbing for washing machine, sink unit, radiator, door to

#### Cloakroom :

6'0" x 4'2" (1.83 x 1.27)

Low level WC, wash hand basin, towel rail, double glazed window to side

#### First Floor Landing :

22'5" x 6'8" (6.84 x 2.04)

Double glazed window to side and front, loft access, built-in cupboard with hot water tank, radiator

#### Master Bedroom :

12'9" x 10'2" (3.89 x 3.10)

Double glazed to rear having a wooded outlook, radiator, tv point, door to

#### En-suite :

4'7" x 8'0" (1.41 x 2.45)

Twin shower cubicle, low level WC, wash hand basin, towel rail, double glazed window to side

#### Bedroom 2 :

11'7" x 11'2" (3.53 x 3.40)

Double glazed window to front, radiator, tv point

#### Family Bathroom :

7'2" x 6'7" (2.18 x 2.01)

White suite, bath with shower over, vanity wash hand basin, low level WC, light/shaver point, towel rail

Tel: 01594 825574

### Bedroom 3 :

11'3" x 10'5" (3.43 x 3.18)

Double glazed window to rear, radiator, tv point

### Bedroom 4 :

11'3" x 6'2" (3.43 x 1.88)

Double glazed window to front, radiator, tv point

### Outside :

Natural stone wall to the front and side of the property, lawned garden to the rear with a variety of shrubs, paved driveway provides off road parking for two vehicles, woodland backdrop.



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## Road Map



## Hybrid Map



## Terrain Map



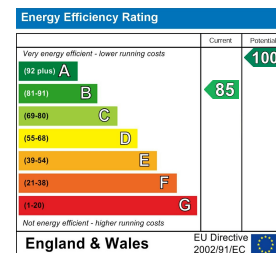
## Floor Plan



## 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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