



Hazel Hill

Drybrook, GL17 9HR

Offers In The Region Of £475,000



*** VIRTUAL TOUR AVAILABLE *** ** WOODLAND ADJACENT ***NO ONWARD CHAIN***
REALISTICALLY PRICED FOR QUICK SALE***

Dean Estate Agents are proud to advertise 'For Sale' this extended detached cottage. The property is situated adjacent to woodland on the edge of the popular village of Drybrook. The property comprises entrance porch, separate dining room, sitting room/snug, a fabulous open plan fitted kitchen/family room, utility room, ground floor bedroom, shower room, a further three bedrooms to the first floor, family bathroom, detached garage/workshop, lawned gardens and level deck area's, various seating area's and additional garden with fruit trees with separate vehicular access which is ideal for storing a motor home, direct access to woodland.



Entrance Porch :

3'9" x 4'0" (1.16m x 1.23m)

Entered via twin glazed doors, windows to both side aspects, door to dining room.

Dining Room :

15'4" x 11'11" (4.69m x 3.65m)

Feature stone open fireplace, radiator, polished wooden floor, beamed ceiling, twin glazed door to sitting room, latch door to inner hallway, window to front aspect.

Lounge :

11'0" x 11'11" (3.36m x 3.65m)

Feature period fireplace, window to front aspect, stairs to first floor, twin panel radiator.

Inner Hallway :

3'6" x 3'10" (1.09m x 1.17m)

Built in storage cupboard.

Kitchen / Open Plan Family Room :

12'0" x 36'8" (3.67m x 11.19m)

A spacious light and airy room. Matching wall and base cabinets, ceramic hob, electric double oven and grill, microwave/grill, fridge/freezer, plumbing for dishwasher, oak work surfaces, stainless steel sink unit, 3 x sky lights, windows to side and rear aspects, oak laminate flooring, oak door to outside, double glazed French door to outside, speakers, twin panel radiator, electric fire, door to dining room, door to utility room.

Utility Room :

4'2" x 9'4" (1.28m x 2.85m)

Sink unit, plumbing for washing machine, space for tumble dryer, tiled floor.

Ground Floor Bedroom :

11'5" x 8'6" (3.50m x 2.61m)

Double glazed window to rear aspect, vertical radiator.

Shower Room :

5'2" x 9'3" (1.60m x 2.84m)

Entered via latch door, fully tiled walk in shower , pedestal wash hand basin, low level WC, vertical radiator, tiled floor, double glazed window to rear aspect.

First Floor Landing :

4'1" x 8'3" (1.27m x 2.53m)

Bedroom One:

14'8" x 8'11" (4.48m x 2.72m)

Double glazed window to front aspect, twin panel radiator, built in wardrobe, access to loft space.

Bedroom Two:

10'10" x 11'11" (3.32m x 3.65m)

Double glazed window to front aspect, twin panel radiator, built in cupboard, boarded floor.

Bedroom Three:

12'11" x 9'6" (3.96m x 2.91m)

Double glazed window to rear aspect with views, fitted wardrobe, electric panel heater, radiator, exposed floorboards.

Bathroom

10'2" x 9'10" (3.12 x 3.01)

Free standing bath, walk in shower cubicle, low level WC, vanity wash hand basin, extractor fan, downlighting, Towel radiator, built in cupboard with LPG gas boiler, floor boards, double glazed window to rear aspect.

Outside :

Natural stone wall to the front, driveway to detached garage / workshop, with power and lighting. Lawned gardens to the side with an additional orchard with fruit trees and separate access (ideal for a motorhome etc.), raised deck and separate level deck, water feature, outside lighting, power points and water tap, direct access to woodland.



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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

Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area⁽¹⁾

1604.67 ft²
149.08 m²

Reduced headroom

13.46 ft²
1.25 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

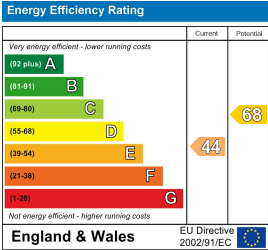
Calculations are based on RICS IPMS 3C standard.

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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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