



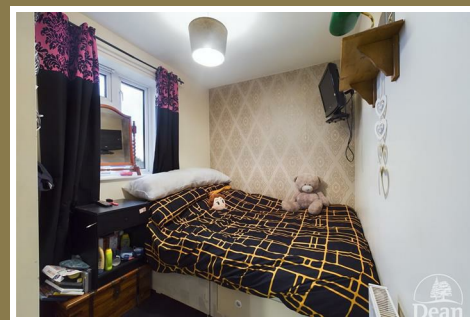
## 4 Hillcrest Road Berry Hill, Coleford, GL16 7RG

£269,950



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*WE ADVISE VIEWINGS AS SOON AS POSSIBLE\*\*\* Dean Estate Agents are delighted to offer for sale this spacious, extended family home with the added bonuses such as a conservatory, a hot tub room and an enclosed garden. The property sits in the sought after village of Berry Hill in Coleford, the semi detached house comprises of spacious lounge, modern kitchen/diner with feature woodburner, large conservatory, three bedrooms and bathroom. There is a front and rear garden and off road parking for two vehicles.

This property is within walking distance to the local amenities that Berry Hill has to offer, there is a pharmacy, convenience store, pub and a Chinese takeaway right on your doorstep. Being in the heart of the Forest of Dean, you are within walking distance of woodland walks.



Approached via front door into:

#### Entrance Hallway:

4'11" x 3'10" (1.51m x 1.19m)

Tiled flooring, doors to kitchen/diner and hot tub room.

#### Hot Tub Room:

15'3" x 10'0" (4.65m x 3.07m)

Fully tiled, hot tub, heated towel rails, double glazed velux windows, UPVC double glazed patio doors, extractor fans, door to shower room.

#### Shower Room:

5'11" x 4'11" (1.81m x 1.51m)

W.C., pedestal hand wash basin, corner shower with steam room and music settings, heated towel rail, UPVC double glazed window, extractor fan.

#### Kitchen/Diner:

18'3" x 10'6" (5.58m x 3.21m)

A range of base units, wall units and drawers, space and plumbing for washing machine, space and plumbing for dishwasher, space for oven, extractor hood, stainless steel one and a half bowl sink with drainer unit, BT point, multi fuel burner, power and lighting, double doors to lounge, UPVC double glazed French doors to conservatory.

#### Lounge:

18'2" x 13'6" (5.56m x 4.12m)

UPVC double glazed French doors to the front, TV point, double panelled radiator, stairs to first floor, power and lighting, UPVC double glazed French doors to conservatory.

#### Conservatory:

20'4" x 11'6" (6.20m x 3.51m)

UPVC double glazed windows and doors, double panelled radiator, power and lighting.

#### First Floor Landing:

8'9" x 6'11" (2.67m x 2.11m)

UPVC double glazed window to front aspect, loft access, lighting, doors to all bedrooms and bathroom.

#### Bedroom One:

12'7" x 10'11" (3.86m x 3.34m)

UPVC double glazed window to rear aspect, double panelled radiator, fitted wardrobe, power and lighting.

#### Bedroom Two:

11'10" x 10'10" (3.63m x 3.32m)

UPVC double glazed window to rear, double panelled radiator, storage cupboard housing brand new Worcester combi boiler, power and lighting.

#### Bedroom Three:

7'7" x 6'11" (2.33m x 2.11m)

UPVC double glazed window to rear aspect, double panelled radiator, storage cupboard, power and lighting.

#### Bathroom:

6'9" x 5'10" (2.08m x 1.79m)

Vanity unit with inset wash hand basin, heated towel rail, white panelled bath with shower over, UPVC double glazed window, extractor fan, lighting.

### Outside:

To the front of the property there is a large lawned garden, gated access leads to the front door and to the side sits off road parking for two vehicles.

To the rear of the property the enclosed garden has a patio area with space for seating, a lawned section with mainly hedged boundaries and a storage shed.

### Agents Note:

The property was built as a non standard construction

property but has a valid PRC certificate. Please speak to your mortgage advisor to check the lender's criteria.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



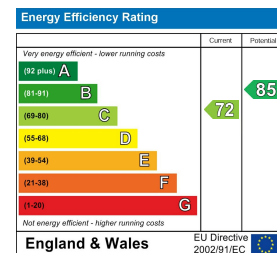
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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