



8 Trenchard Drive Berry Hill, Coleford, GL16 7SL

Offers Over £355,000



VIRTUAL TOUR AVAILABLE Fantastic opportunity to purchase this nearly new property with off road parking and garage to the side. The neutral and contemporary accommodation comprises of a large, modern kitchen/diner with kitchen island and two reception rooms to include lounge and snug/office, however this could be used as a fifth bedroom. Upstairs there are four spacious bedrooms and family bathroom, master bedroom includes a en-suite shower room. Further benefits include handy downstairs cloakroom, gas central heating and UPVC double glazing throughout. From the kitchen/diner there are double doors leading to the landscaped low maintenance private rear garden perfect for sitting out in the sunshine.

The property is within walking distance to shops, pharmacy, public house and takeaway and is close to the bustling town of Coleford with further amenities to include cafes, shops, library and doctors surgeries.



Approached via double glazed composite front door into:

Entrance Hallway:

14'8" x 6'7" (4.49m x 2.01m)

Stairs to first floor, understairs storage cupboard, smoke alarm, lighting, digital thermostat, storage cupboard housing consumer unit, doors to lounge, kitchen/diner, cloakroom and snug/office.

Lounge:

16'9" x 10'1" (5.12m x 3.09m)

UPVC double glazed window to front aspect, UPVC double glazed patio doors to rear garden, TV point, power & lighting, single panelled radiator.

Kitchen/Diner:

15'1" x 15'1" (4.62m x 4.60m)

This property benefits from an upgraded modern kitchen comprising of a range of base units, wall units and drawers with central island, AEG double oven, wine fridge, fridge/freezer, AEG dishwasher, AEG washing machine, AEG 5 ring gas hob with extractor hood, stainless steel one and a half bowl sink with drainer unit and mixer tap, UPVC double glazed windows to side aspect, double panelled radiator, TV point, UPVC double glazed patio doors to rear garden, power & lighting.

Snug/Office:

10'8" x 9'7" (3.27m x 2.94m)

Dual aspect UPVC double glazed windows to front & side aspects, double panelled radiator, power & lighting.

Cloakroom:

5'5" x 2'11" (1.66m x 0.90m)

Partly tiled walls, W.C., pedestal wash hand basin, single panelled radiator, extractor fan, lighting.

First Floor Landing:

9'10" x 6'3" (3.00m x 1.93m)

Single panelled radiator, UPVC double glazed window to rear aspect, loft access, lighting, smoke alarm.

Bedroom One:

14'7" x 10'2" (4.47m x 3.12m)

Dual aspect UPVC double glazed windows to rear & side aspects, fitted wardrobes, double panelled radiator, TV point, digital thermostat, power & lighting, door to en-suite.

En-Suite:

6'10" x 3'11" (2.09m x 1.20m)

Fully tiled shower cubicle, partly tiled walls, W.C., pedestal wash hand basin, single panelled radiator, UPVC double glazed window to side aspect, extractor fan, shaver socket, lighting.

Bedroom Two:

14'10" x 10'2" (4.53m x 3.10m)

Dual aspect UPVC double glazed windows to front & side aspects, fitted wardrobes, single panelled radiator, power & lighting.

Bedroom Three:

12'2" x 9'1" (3.72m x 2.78m)

UPVC double glazed window to front aspect, fitted wardrobes, single panelled radiator, power & lighting.

Bedroom Four:

7'5" x 7'1" (2.28m x 2.16m)

UPVC double glazed window to rear aspect, single panelled radiator, power & lighting.

Bathroom:

6'9" x 5'6" (2.08m x 1.70m)

White panelled bath with shower over & glass shower screen, partly tiled walls, W.C., pedestal wash hand basin, single panelled radiator, extractor fan, lighting.

Outside:

The rear garden has recently been landscaped benefiting from two patio areas, bushed and flowered boundaries, base for shed, outside socket, outside tap, outside lighting and access to rear driveway.

Garage:

21'1" x 10'10" (6.45m x 3.31m)

Power & lighting, up and over door.



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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.

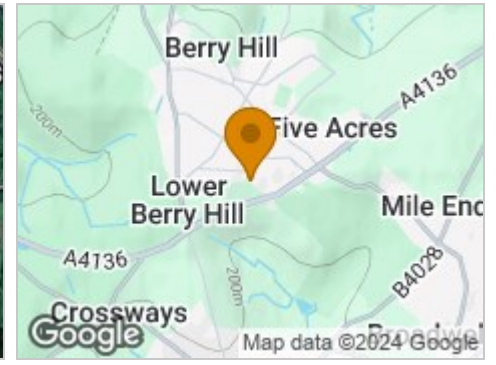
Road Map



Hybrid Map



Terrain Map



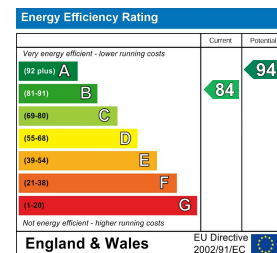
Floor Plan



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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