



10 Forest Patch

Berry Hill, GL16 8RB

£295,000



*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are pleased to offer for sale this spacious semi-detached house comprising of five bedrooms, a sizable lounge accompanied by a gas fire inset surrounded by limestone and storage packed kitchen, the ideal home for a family.

The front of the property offers ample off-road parking that leads to both the garage and the main entrance. A pathway extends around the side of the house to the rear garden, which is predominantly laid to lawn with a patio area suitable for outdoor dining and entertaining with loved ones.

Situated in the popular village of Berry Hill, The property has easy access to many local shops, pharmacies, and beautiful sceneries. Berry Hill is a short distance to the bustling town of Coleford with further amenities including cafes, shops, a library, a cinema and doctors' surgeries. There are woodland walks near to the property to take advantage of the beautiful location.



Entrance Porch:

5'10" x 3'4" (1.80m x 1.02m)

Accessed via UPVC front door, UPVC double glazed windows, Lighting.

Entrance Hallway:

5'11" x 15'4" (1.81m x 4.69m)

A radiator, power and lighting, stairs to the first floor landing, understairs storage space.

Lounge:

11'7" x 15'5" (3.54m x 4.72m)

A radiator, power and lighting, a limestone fireplace with gas fire inset, UPVC double glazed window.

Kitchen:

17'10" x 8'8" (5.46m x 2.66m)

A range of drawers, base and eye level units, lighting and power, space for an oven, plumbing for a dishwasher, a single bowl drainer sink, an extractor fan, a radiator, the fuse box, larder, two rear aspect UPVC double glazed windows.

Utility Room:

9'11" x 6'0" (3.03m x 1.84m)

A range of base, drawer and eye level, stainless steel single bowl and drainer sink , lighting and power, Worcester combination boiler, plumbing for a washing machine and tumble dryer, wooden double glazed window, UPVC double glazed door to the garden.

Shower Room:

6'7" x 5'6" (2.03m x 1.68m)

W.C, wash hand basin, a shaver point, lighting, a radiator, a corner shower with a Mira electric shower over, side aspect wooden double glazed window.

First Floor Landing:

2'11" x 3'0" (0.91m x 0.92m)

Airing cupboard, access to loft space, lighting.

Bedroom One:

10'11" x 11'7" (3.35m x 3.54m)

Radiator, power points, built in wardrobes, front aspect wooden double glazed window, lighting and power.

Bedroom Two:

11'0" x 12'10" (3.36m x 3.92m)

Radiator, lighting and power, built in wardrobes, UPVC double glazed window.

Bedroom Three:

9'10" x 12'11" (3.0m x 3.96m)

Radiator, power and lighting, built in wardrobes, wooden double glazed window.

Bedroom Four:

9'10" x 8'10" (3.01m x 2.71m)

Radiator, power and lighting, wooden double glazed window.

Bedroom Five :

6'8" x 7'3" (2.05m x 2.21m)

Radiator, lighting and power, front aspect UPVC double glazed window.

Bathroom:

6'10" x 5'6" (2.09m x 1.68m)

W.C, wash hand basin, a panelled bath with a mixer tap and Mira electric shower over, an extractor fan, a radiator, UPVC double glazed window.

Garage:

10'0" x 16'8" (3.05m x 5.09m)

Accessed via an up and over door, lighting and power, the meter box.

Outside:

The property benefits from ample off-road parking to the front.. A pathway leads along the side of the property towards the rear garden where you will find a predominantly laid to lawn section and a patio area as well as a garden shed, all enclosed by fencing and hedging.



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Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

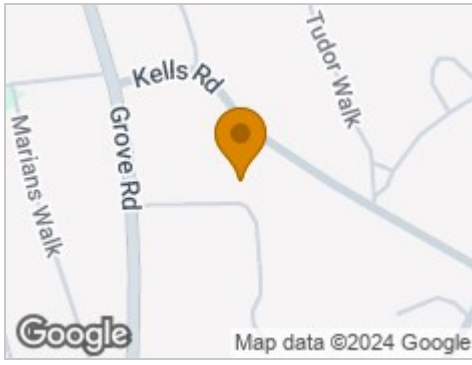
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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



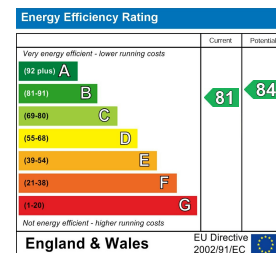
Floor Plan



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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