



Foye Nine Wells Close

Berry Hill, Coleford, GL16 7BZ

£485,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are pleased to offer this detached, modern bungalow with stunning far reaching views over the country side located in Berry Hill, Coleford.

This stunning detached bungalow comprises of three bedrooms, the master bedroom benefiting from a shower room en-suite, a large kitchen/diner, spacious lounge, utility room, a sizable wrap around laid to lawn garden with beautiful far reaching views over the country side, a decking perfect for getting together with friends and family to enjoy the views and a garage. This property benefits from oil-fired underfloor heating throughout, there are no radiators for a more seamless look!

The property is located in the sought after location of Berry Hill with to many amenities to include public houses, schools, a pharmacy, two convenience stores and a takeaway and is a short distance from Coleford town with more amenities such as supermarkets, independent shops and cafes and a cinema.



Approach via

Kitchen/Diner:

24'0" x 11'3" (7.33m x 3.45m)

A range of eye level and base units, one and a half stainless steel sink with integrated drainer unit and extendable tap, integrated fridge. Two double glazed UPVC windows, an eye level electric oven and grill, electric hob with extractor hood, integrated dishwasher, tiled flooring, space for a fridge freezer, LED spotlights and power. Door to hallway.

Double glazed UPVC window to rear aspect, power and LED spotlights, upvc wood effect laminate flooring. Door to hallway.

Utility Room:

12'0" x 7'10" (3.67m x 2.39m)

New boiler fitted last year, range of base level units, door into hallway, power and lighting, double frosted glazed UPVC window, useful large storage cupboard, one stainless steel sink, plumbing for washing machine, cupboard, an extractor fan and consumer unit, vent for tumble drier, room re-painted last year.

Lounge:

12'9" x 15'8" (3.91m x 4.78m)

UPVC double glazed window to rear aspect, electric fire place, power and lighting, wall lights.

Ground Floor Hallway:

17'10" x 2'10" (5.45m x 0.88m)

Doors to bedrooms, bathroom, kitchen/diner and lounge, two smoke alarms, loft hatch, power and lighting

Bedroom One:

12'2" x 10'7" (3.73m x 3.24m)

Double glazed UPVC window to front aspect, power and lighting, built in wardrobes, door to ensuite.

Ensuite:

6'2" x 7'4" (1.88m x 2.26m)

Step in shower with electric shower head, frosted double glazed UPVC window, wash hand basin with built in storage, heated towel rail, floor to ceiling tiles, wall mounted mirror with storage, extractor fan, LED spotlights, shaver unit.

Bedroom Two:

8'9" x 10'7" (2.68m x 3.25m)

Double glazed UPVC window to front aspect, power and lighting.

Bedroom Three:

12'2" x 7'9" (3.71m x 2.38m)

Double glazed UPVC window to front aspect, power and lighting. Bedroom currently being used for storage by tenants.

Garage:

12'8" x 18'8" (3.88m x 5.71m)

Electric roller door, power and lighting, boarded for more storage. Double glazed UPVC window.

Outside:

Outside you will find a wrap around lawned garden perfect for any time of day. There is a decking area to the rear of the property over looking the fields into the distance.

To the front you will find a drive with off road parking for multiple vehicles.

Bathroom:

8'10" x 5'9" (2.70 x 1.76)

Upvc double glazed frosted window, extractor fan, full length bath tub, floor to ceiling tiles, hand wash basin with storage and a wall mounted mirror above, heated towel rail, wall mounted mirrored cupboard, spot lights,



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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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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



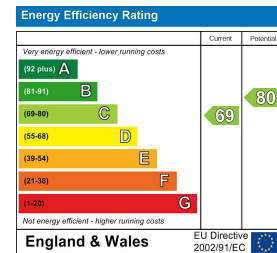
Floor Plan



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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