



## April House Crow Ash Road

Berry Hill, Coleford, GL16 7RB

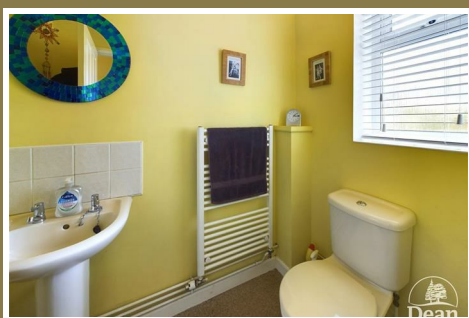
Offers Over £450,000



**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*** Dean Estate Agents are delighted to offer for sale this detached five bedroom property situated in the sought-after location of Berry Hill. April House has so much to offer, allowing it to be the ultimate family home!!!

You will find 5 double bedrooms, 3 bathrooms, a great sized kitchen/diner, a large utility room and solar panels that feed into the tariff. There is also an outhouse with power perfect for storage!

Being situated in Berry Hill, you are within walking distance to a fantastic secondary school, and Berry Hill primary school. You will also have local amenities such as a convenience store, a pharmacy, free houses, a Chinese takeaway and many more! The woodland is also just on your doorstep! There truly is something for everyone in Berry Hill!



Approach via a composite door into:

**Entrance Hallway:**

14'2" x 3'3" (4.32 x 1.01)

Smoke alarm, a single panelled radiator, doors to the lounge, kitchen and bedroom, double glazed UPVC window and stairs to the first floor.

**Lounge:**

15'9" x 14'8" (4.82 x 4.49)

Double glazed UPVC sliding door to the rear garden, TV point, a gas fire, double panelled radiator, power and lighting.

**Kitchen:**

13'3" x 10'10" (4.05 x 3.31)

A range of base and eye level units, double glazed UPVC window to front aspect, an electric hob with an electric oven. Space for a dishwasher, and two spaces for an under counter fridge. One stainless steel sink with an integrated drainer unit, a door into the utility room, a dining room, a serving hatch and a double panelled radiator.

**Dining Room:**

12'2" x 10'10" (3.71 x 3.32)

Double glazed UPVC window to the rear aspect, power and lighting, a serving hatch, door to kitchen, a double panelled radiator.

**Utility Room:**

8'0" x 7'8" (2.45 x 2.35)

Composite door to the front, a range of base level units, one stainless steel sink with integrated drainer unit, UPVC double glazed window, the boiler, space for a washing machine, tumble drier and fridge freezer, power and lighting, double panelled radiator, door to the cloakroom and kitchen.

**Cloakroom:**

6'4" x 4'2" (1.95 x 1.28)

A heated towel rail, WC, wash hand basin, a wall mounted mirror, double glazed UPVC frosted window. Lighting and extractor fan.

**Bedroom Five:**

16'3" x 10'9" (4.97 x 3.28)

Double glazed UPVC window to front aspect, door to the ensuite, power and lighting, double panelled radiator.

**En-Suite:**

6'5" x 8'3" (1.96 x 2.52)

Shower over the bath, W.C, wash hand basin, a heated towel rail, a wall mounted mirror, an extractor fan, double glazed UPVC frosted window.

**First Floor Landing:**

3'7" x 12'5" (1.10 x 3.81)

Smoke alarm, doors to the bedrooms and bathroom, loft hatch, power and lighting, a storage cupboard.

**Bedroom One:**

12'7" x 14'9" (3.85 x 4.51)

Double glazed UPVC window to rear aspect, door to the ensuite, power and lighting, a single panelled radiator.

**En-Suite:**

7'0" x 5'1" (2.15 x 1.55)

Shower over the bath, a wash hand basin, W.C, a wall mounted mirror, heated towel rail, double glazed UPVC frosted window, an extractor fan.

**Bedroom Two:**

14'9" x 10'11" (4.52 x 3.33)

Double glazed UPVC window to front aspect, a double panelled radiator, power and lighting.

**Bedroom Three:**

8'11" x 14'1" (2.74 x 4.31)

A single panelled radiator, double glazed UPVC window to front aspect, power and lighting.

**Bedroom Four:**

9'11" x 10'10" (3.04 x 3.31)

Double glazed UPVC window to rear aspect, a single panelled radiator, power and lighting.

**Bathroom:**

6'2" x 7'8" (1.89 x 2.36)

A double panelled radiator, wash hand basin, a wall mounted mirror, W.C, double glazed UPVC frosted window, a shower over the bath tub, an extractor fan, floor to ceiling tiles.

### Outside:

You will find off road parking for multiple cars to the front of the property, along with many fruit trees and a convenient water tap.

Upon entering the rear garden through the sliding doors from the lounge, you will encounter a spacious patio area ideal for accommodating a table and chairs. Further along, there is an expansive, level lawn with mature shrubs at the far end of the garden. Additionally, there is side access leading to the front of the property.

### Outbuilding:

7'9" x 11'3" (2.37 x 3.43)

Double glazed velux window, power and lighting.

### Vendors Comments:

We loved April House as soon as we walked through the front door, and thirty years later we still love it!

It has been a wonderful family home, plenty of room for the whole family, the children being able to walk to school and forest walks on the doorstep (dumping muddy wellies in the utility room on return!)

We love how light and spacious it is, cool in summer and warm in winter (we were delighted with the very high EPC rating), and have held many gatherings of friends and family here over the years.

Our children have all grown and moved away now and that is why we too are moving, to be closer to them. We leave with so many happy memories of our life at April House.



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## Road Map



## Hybrid Map



## Terrain Map



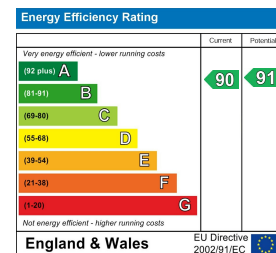
## Floor Plan



## 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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