



1 Nine Wells Close Berry Hill, Coleford, GL16 7BZ

Offers Over £425,000



*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are pleased to offer to the market this detached three bedroom house situated in the sought after village of Berry Hill boasting far reaching countryside views.

This home features three sizable bedrooms, one having double patio doors to the rear garden a sizable lounge making the most of the picturesque views with a Juliet balcony, a separate dining room and a storage filled kitchen.

The property benefits from ample off road parking for two vehicles and a garage with vast laid to lawn gardens surrounding the property and a patio area, perfect for enjoying the countryside views.

Enjoy the local amenities including a chapel, schools, takeaway restaurant, and pharmacies. Additionally, there are local sporting and social facilities such as a rugby and cricket club nearby, as well as the market town of Coleford just one and a half miles away.



Entrance Hallway:

2'8" x 17'8" (0.83m x 5.41m)

Approach via a double glazed front door. A radiator, front aspect double glazed UPVC window power and lighting, two storage cupboards.

Lounge:

22'11" x 11'10" (6.99m x 3.61m)

Double glazed UPVC sliding doors with a Juliet balcony having far reaching views of the countryside. radiators, power and lighting, a TV point, a feature fireplace, rear aspect double glazed UPVC windows.

Dining Room:

12'2" x 11'10" (3.72m x 3.62m)

Rear aspect double glazed UPVC window, a radiator, power and lighting, a serving hatch through to kitchen.

Kitchen:

12'4" x 12'1" (3.77m x 3.69m)

Front aspect double glazed UPVC window. a range of base, drawer and wall mounted units, stainless steel one and a half bowl single sink and drainer unit with a mixer tap above, stone effect worktops, space for a range cooker, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge/freezer, the Worcester oil fired boiler, a radiator, power and lighting, partly tiled walls.

Bathroom:

5'8" x 8'10" (1.73m x 2.70m)

Front aspect double glazed UPVC frosted window, a white three piece suite comprising of a panelled bath, a low level W.C, a pedestal wash hand basin, tiled flooring, tiled walls, a radiator.

First Floor Landing:

5'10" x 3'3" (1.78m x 1.00m)

Power and lighting, Doors to the bedrooms.

Bedroom One:

11'8" x 13'6" (3.56m x 4.12m)

Rear aspect double glazed UPVC window, a radiator, power and lighting, built in storage cupboards and wardrobes.

Bedroom Two:

10'4" x 11'8" (3.15m x 3.58m)

Rear aspect double glazed UPVC sliding doors out to the garden , a radiator, power and lighting.

Bedroom Three:

11'6" x 8'8" (3.52m x 2.65m)

Rear aspect double glazed UPVC window, a radiator, power and lighting.

Shower Room:

7'6" x 7'3" (2.31m x 2.21m)

A double shower unit with mains shower over, a low level W.C, a pedestal wash hand basin, a radiator and tiled walls.

Outside:

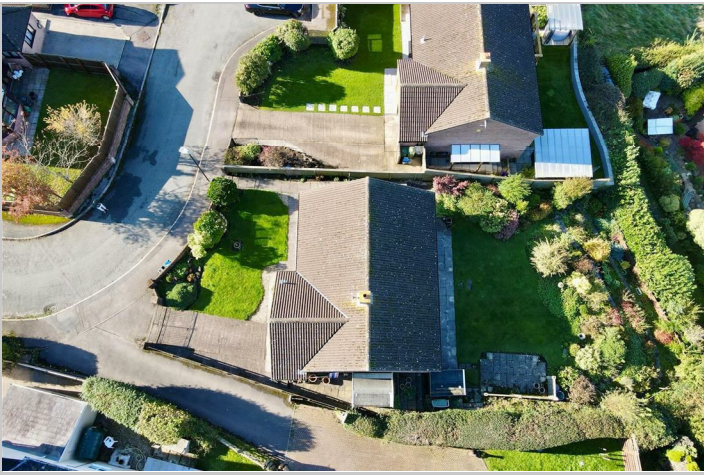
To the front of the property wrought iron gates give access to the driveway providing off road parking for 2 cars. The front garden is mostly laid to lawn with mature shrubs and flower borders, enclosed by fencing and walling. The driveway leads up to:

Garage:

10'5" x 18'1" (3.20m x 5.53m)

Accessed via an electric roller door, power, lighting, loft space.

A pathway leads around the side of the property to the rear garden having lovely mature flower borders and shrubs, large patio seating area, lawn area and panoramic views over surrounding countryside.



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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.

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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



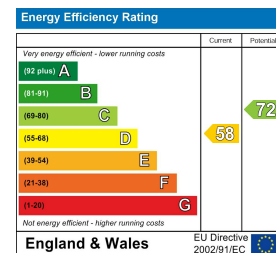
Floor Plan



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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