



## 11 Forest Patch

Berry Hill, Coleford, GL16 8RB

£280,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are pleased to offer this sizable semi-detached property to the market.

The home offers a spacious lounge, a kitchen/diner featuring double patio doors leading out to the sun room, three bedrooms, an easy access shower room, side lobby and a rear extension room.

The property benefits from ample off road parking to the front with a garage for additional storage, a front laid to lawn garden and an extensive rear mainly laid to lawn garden.

Situated in the popular village of Berry Hill, The property has access to many local shops, pharmacies, and other essential amenities. Berry Hill is a short distance to the bustling town of Coleford where there are additional 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 Hallway:

UPVC double glazed front door, a single panelled radiator, lighting.

#### Lounge:

15'5" x 11'7" (4.71m x 3.55m)

UPVC double glazed window, a double panelled radiator, TV point, power and lighting.

#### Kitchen/ Dining Room:

8'8" x 17'9" (2.65m x 5.43m)

A range of base, wall and drawer units, a stainless steel sink drainer unit, space for an oven, the mains consumer unit, the boiler, a single panelled radiator, UPVC double glazed window, power and lighting.

#### Side Lobby:

16'1" x 2'11" (4.92m x 0.91m)

UPVC double glazed doors to the front and rear, lighting.

#### Sun Room:

5'10" x 16'7" (1.78m x 5.07m)

UPVC double glazed doors and windows, a single panelled radiator, power and lighting.

#### First Floor Landing:

11'3" x 5'9" (3.43m x 1.77m)

UPVC double glazed window, loft access, a storage cupboard housing the hot water tank, smoke alarm, lighting.

#### Bedroom One:

12'11" x 11'1" (3.95m x 3.40m)

UPVC double glazed window, a single panelled radiator, fitted wardrobes, power and lighting.

#### Bedroom Two:

11'4" x 9'8" (3.47m x 2.96m)

UPVC double glazed window, a single panelled radiator, fitted wardrobes, power and lighting.

#### Bedroom Three:

7'3" x 6'7" (2.21m x 2.02m)

UPVC double glazed window, a single panelled radiator, power and lighting.

#### Shower Room:

5'4" x 6'10" (1.64m x 2.10m)

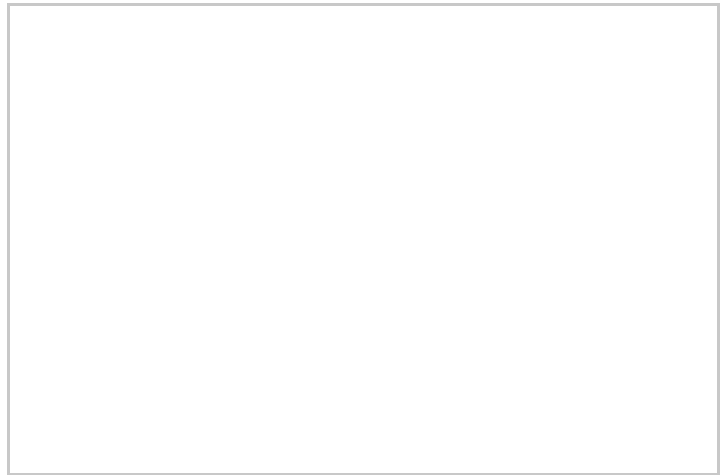
A step in shower, a pedestal sink unit, W.C, UPVC double glazed window, a single panelled radiator, lighting.

#### Garage:

Power and lighting with rear section converted and now hosting W.C, sink unit, lighting.

#### Outside:

To the front of the property there is ample off road parking and a lawned section. To the rear of the property you will find a patio area, perfect for getting together with friends and family and an ideal space for a rotary line and a large laid to lawn section.



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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.

## A map snippet from Google Maps showing a street labeled 'Grove Rd'. An orange location pin is placed on the road. The Google logo is visible in the bottom left corner, and the text 'Map data ©2025 Google' is in the bottom right corner.

## A satellite map of the Lower Berry Hill area in New South Wales, Australia. The map shows a residential neighborhood with a grid of streets. A yellow location pin is placed on Grove Rd. The text 'Lower Berry Hill' is prominently displayed in the center, with 'A4136' to its right. The Google logo is partially visible at the bottom left, and the text 'bus, Landsat / Copernicus, Maxar Technologies' is at the bottom.

## A map snippet from Google Maps showing a location in Christchurch, New Zealand. An orange location pin is placed on a road. The map labels include 'Christchurch' at the top, 'Five Acres' to the right of the pin, 'Lower Berry Hill' below the pin, and 'A4136' for the road. Topographical features like '200m' and '300m' contour lines are visible. The Google logo and 'Map data ©2025 Google' are at the bottom.

**Floor 0**

Room	Dimensions (ft)	Dimensions (m)
Lounge	15'5" x 11'7"	4.71 x 3.55
Kitchen/ Dining Room	8'8" x 17'9"	2.65 x 5.43
Sun Room	5'9" x 16'7"	1.78 x 5.07
Entrance Hallway	15'4" x 5'9"	4.69 x 1.77
Side Lobby	16'1" x 2'11"	4.92 x 0.91
Garage	10'6" x 7'9"	3.21 x 2.39
Cloakroom	4'0" x 4'10"	1.24 x 1.49

Floor 0

**Floor 1**

Room	Dimensions (ft)	Dimensions (m)
Bedroom	12'11" x 11'1"	3.95 x 3.40
Bedroom	11'4" x 9'8"	3.47 x 2.96
Bedroom	7'3" x 6'7"	2.21 x 2.02
First Floor Landing	11'3" x 5'3"	3.43 x 1.77
Shower Room	5'4" x 6'10"	1.64 x 2.10

Floor 1

Approximate total area<sup>(1)</sup>

1073.91 ft<sup>2</sup>

99.77 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		74	88
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	2002/91/EC

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