



Kanzan Brockhollands Road

Bream, GL15 6ND

£450,000



*** VIRTUAL TOUR AVAILABLE***

Dean Estate Agents are delighted to present this fantastic detached property in Bream, set on an impressive 0.7-acre plot with a fabulous garden. Offering huge scope to modernise and extend (subject to the necessary permissions), this home is perfect for those looking to create their dream property in a central village location.

Upon entering, you are welcomed by a spacious entrance hallway, leading to a bright and airy lounge, dining room, and kitchen—all designed to maximise natural light and provide a warm, inviting atmosphere.

Upstairs, you'll find three well-proportioned bedrooms, all offering far reaching views, along with a shower room.

The sizeable plot also presents fantastic potential for further development and offers a great opportunity to put an extension over the garage for a fourth bedroom.

Outside, the extensive rear garden provides a wonderful outdoor space for families, keen gardeners (including two greenhouses and 4 large out buildings/stables), or those who simply love to entertain. The garden boasts a wonderful mature mix of shrubs and flowers in a very tranquil setting including a quaint covered in working water well.

Additional benefits include off-road parking for up to 3 vehicles and a garage for extra storage or workshop space.

This is a rare opportunity to secure a home with outstanding potential in a picturesque setting.

The village hosts a Good primary school, chemist, library and doctors surgery along with Co op express and Spar all within a short walk from the house. Lydney train station is 3 miles away and on the major train routes for commuting to major UK cities.

Contact us today to arrange a viewing!



Lounge:

Double glazed window to the rear, double panelled radiator, power and lighting.

Dining Room:

Double glazed window, double panelled radiator, power and lighting.

Entrance Hallway:

Access to the kitchen, lounge and dining room, double panelled radiator, smoke alarm, BT point, stairs to the first floor, power and lighting.

Entrance Porch:

Double glazed sliding front door, BT point, lighting and UPVC double glazed door to the entrance hallway.

Kitchen:

A modern fitted kitchen with a range of base, wall and drawer units, an integrated dishwasher, under the counter integrated fridge one and a half bowl sink drainer unit, double integrated oven, four ring electric hob with extractor hood, single panelled radiator, double glazed window to rear, power and lighting.

Cloakroom:

Double glazed window, sink basin, W.C., lighting.

Utility Room:

Double glazed window, Worcester boiler, plumbing for a washing machine, power and lighting.

Rear Hallway:

Access to the kitchen, cloakroom, utility room and garage, single panelled radiator, door to the side garden, lighting.

First Floor Landing:

Doors to the bedrooms and the shower room, power and lighting.

Bedroom One:

Double glazed window, fitted wardrobes, chest of drawers, dressing table, BT point, power and lighting.

Bedroom Two:

Double glazed window, single panelled radiator, power and lighting.

Bedroom Three:

double glazed window, single panelled radiator, storage cupboard, power and lighting.

Shower Room:

Pedestal sink unit, W.C., walk in shower with glass sliding screen, double panelled radiator, extractor fan, double glazed window, lighting.

Outside:

To the front of the property is a gated front garden, parking for multiple vehicles, a lawned section with a range of bushes, shrubs and trees.

To the rear is a large lawned section with a mature range of beautiful flowers, shrubs and trees, large garden shed/ workshop, patio area.

Garage:

Electric roller door, UPVC double glazed window, power and lighting.



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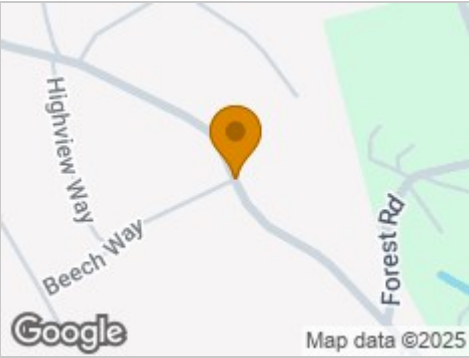
Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to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

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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

Road Map



Hybrid Map



Terrain Map



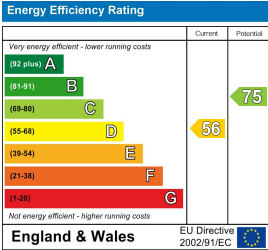
Floor Plan



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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