



## 3 Colliers Leaze

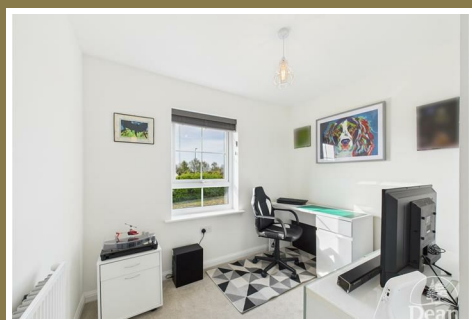
Berry Hill, Coleford, GL16 7SD

£349,950



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to present this immaculate four bedroom detached property to the market situated in Berry Hill. This property has been enhanced and has tons to offer such as a sizeable living room, kitchen/diner, downstairs cloakroom, four good sized bedrooms, one with an en-suite, a family bathroom, landscaped garden, off road parking and a garage. The property benefits from Solar PV Panels that are owned outright and generate income through Smart Export Guarantee.

Colliers Leaze is situated in the sought-after village of Berry Hill, just outside Coleford. This property allows you to be within walking distance to fantastic schools, convenience stores, free houses, a pharmacy, woodland walks and great bus links.



#### Entrance Hallway:

3'9 x 13'11 (1.14m x 4.24m)

Mains consumer unit, solar panel controls, under stairs storage cupboard, radiator, smoke alarm, lighting, power, stairs to first floor, doors to kitchen, lounge and cloakroom.

#### Living Room:

10'8 x 16'4 (3.25m x 4.98m)

UPVC double glazed window, radiator, tv point, power and lighting.

#### Kitchen/Diner:

17'11 x 10'11 (5.46m x 3.33m)

A modern fitted kitchen with a range of base, wall and drawer units, integrated fridge/freezer, 4 ring gas hob, extractor hood, integrated oven, stainless steel 1.5 bowl sink drainer unit, integrated dishwasher, the utility cupboard housing the combi boiler and plumbing for a washing machine, double panelled radiator, UPVC double glazed window, UPVC double glazed patio doors, power and lighting.

#### Cloakroom:

3'0 x 6'11 (0.91m x 2.11m)

Frosted UPVC double glazed window, W.C., pedestal sink unit, tiled splashbacks, radiator, lighting.

#### Bedroom One:

8'10 x 11'10 (2.69m x 3.61m)

UPVC double glazed window, radiator, fitted wardrobes with mirrored sliding doors, tv point, power and lighting.

#### En-Suite:

6'8 x 6'0 (2.03m x 1.83m)

Shower with glass sliding door, W.C., pedestal sink unit, lighting, extractor fan, double panelled radiator.

#### Bedroom Two:

9'2 x 9'9 (2.79m x 2.97m)

UPVC double glazed window, radiator, fitted wardrobes with mirrored sliding doors, power and lighting.

#### Bedroom Three:

8'9 x 6'11 (2.67m x 2.11m)

UPVC double glazed window, radiator, power and lighting.

#### Bedroom Four:

8'6 x 6'7 (2.59m x 2.01m)

UPVC double glazed window, radiator, power and lighting.

#### Bathroom:

5'6 x 6'8 (1.68m x 2.03m)

Recently renovated in April 2025. White panelled bath with shower over, W.C., vanity sink unit, frosted UPVC double glazed window, extractor fan, lighting.

#### Outside:

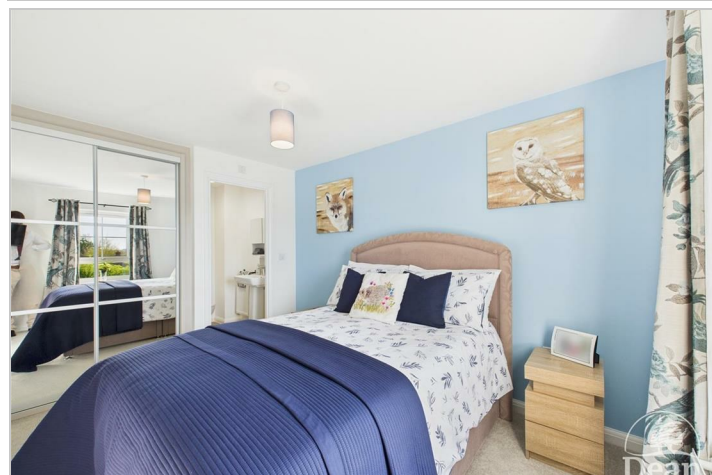
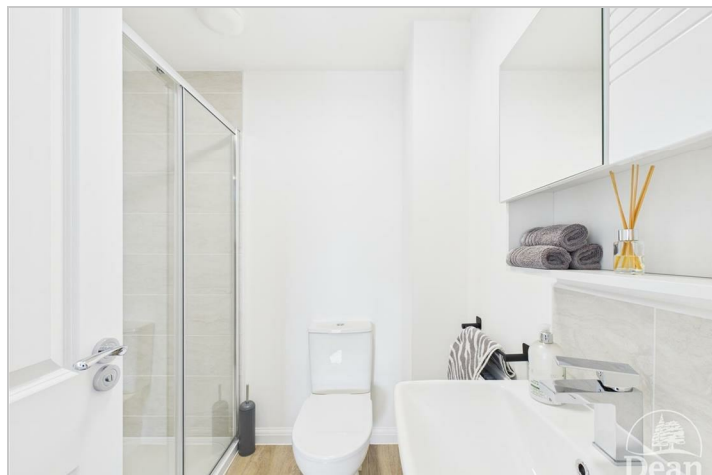
To the front is a pathway leading to the front door with small gravelled area.

To the rear is a recently landscaped garden benefiting from artificial grass, patio area, plant beds and flower borders, gate to parking with electric car charger

#### Garage:

Up and over door, power and lighting.





Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

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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 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

**Floor 0**

**Floor 1**

**Approximate total area<sup>®</sup>**

1162.84 ft<sup>2</sup>  
108.03 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.

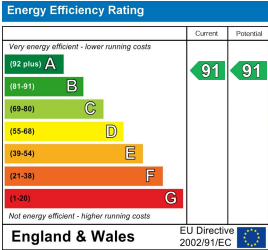
Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

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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