



1 Hillview Rise Park Road

Berry Hill, Coleford, GL16 7RW

£450,000



*** VIRTUAL TOUR AVAILABLE*** Dean Estate Agents are pleased to introduce this detached property to the market, showcasing significant potential.

This property features a generous lounge, a conservatory, a dining room, a utility room, and a kitchen equipped with ample storage. On the first floor, there are four bedrooms, with the master bedroom offering access to an ensuite bathroom, all connected by a spacious landing leading to the family shower room.

Additional advantages of the property include a double garage linked to the kitchen via a covered pathway, off-road parking, and a beautifully landscaped rear garden with a lawn, patio area, and a pond.

Located in Berry Hill, the property is just a short distance from the town centre of Coleford, where a variety of local amenities can be found, including supermarkets, pharmacies, doctors surgeries, a cinema, as well as independent shops and cafes.



Entrance Porch:

10'3"9" x 3'4" (3.09m x 1.03m)

UPVC double glazed door and windows, door to the entrance hallway.

Entrance Hallway:

11'8" x 10'5" (3.57m x 3.19m)

Double panelled radiator, BT point, under stairs storage cupboard, smoke alarm, access to the kitchen, cloakroom, lounge, dining room and the first floor stairs, power and lighting.

Lounge:

11'2" x 21'10" (3.41m x 6.68m)

UPVC triple glazed window and patio doors, a double panelled radiator, power and lighting.

Dining Room:

11'7" x 7'2" (3.54m x 2.20m)

UPVC triple glazed patio doors to the conservatory, a single panelled radiator, power and lighting.

Conservatory:

11'1" x 10'5" (3.38m x 3.18m)

UPVC double glazed windows and doors, power and lighting.

Kitchen:

9'9" x 10'11" (2.99m x 3.35m)

A range of base, wall and drawer units, a stainless steel one and a half bowl sink drainer unit, AEG four ring gas hob, an extractor hood, an AEG double oven, space for a fridge/freezer, UPVC triple glazed window, double panelled radiator, power and lighting, door to the rear garden.

Utility Room:

6'4" x 6'8" (1.95m x 2.04m)

Base and wall unit, plumbing for a washing machine, stainless steel sink drainer unit, Worcester boiler, an extractor fan, a single panelled radiator, mains consumer unit, UPVC triple glazed window, power and lighting.

First Floor Landing:

13'3" x 3'2" (4.04m x 0.97m)

UPVC triple glazed window, loft access, a single panelled radiator, power and lighting.

Bedroom One:

11'9" x 11'3" (3.59m x 3.45m)

UPVC triple glazed window, a single panelled radiator, airing cupboard, power and lighting.

Ensuite:

8'0" x 5'8" (2.44m x 1.75m)

White panelled bath with shower over, a pedestal sink, W.C, UPVC triple glazed window, an extractor fan, lighting.

Bedroom Two:

11'2" x 10'6" (3.42m x 3.21m)

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

Bedroom Three:

11'3" x 9'1" (3.43m x 2.77m)

UPVC triple glazed window, single panelled radiator, power and lighting.

Bedroom Four:

9'8" x 7'8" (2.97m x 2.36m)

UPVC triple glazed, single panelled radiator, power and lighting.

Shower Room:

7'2" x 5'7" (2.20m x 1.71m)

Modern fitted shower room with a walk in shower, pedestal sink unit, W.C, double panelled radiator, an extractor fan, UPVC triple glazed window, lighting.

Double Garage:

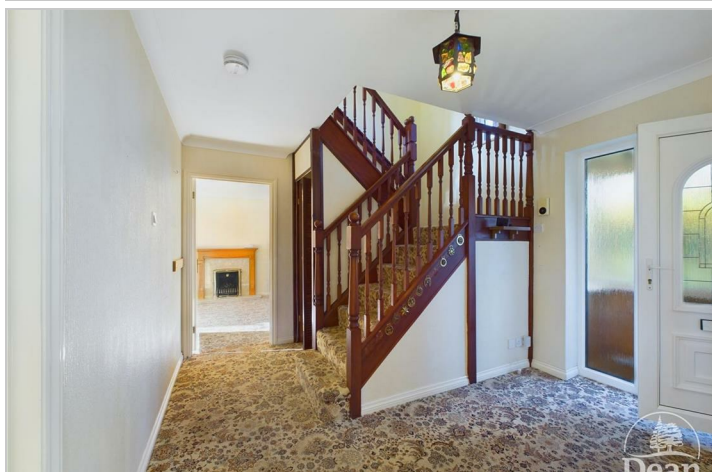
18'7" x 19'2" (5.67m x 5.86m)

Electric roller door, power and lighting.

Outside:

To the front of the property is parking and a lawned section with a pathway leading to the front porch.

To the rear of the property there is a private garden with a summerhouse, a laid to lawn section, patio area and a pond.



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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



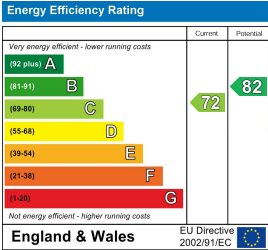
Floor Plan



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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