



BREAM

Guide price **£525,000**



 ARCHER & CO

www.archerandco.com

To book a viewing call 01291 626262

TREETOPS

Brockhollands Road, Bream, Gloucestershire GL15 6ND



Four bedroom detached property
Ample off-road parking
Enclosed rear gardens

Discover this exceptionally well-presented, modern four-bedroom property. Enjoy the stunning kitchen/dining room, spacious lounge opening into a conservatory with garden views, and private gardens featuring a patio and lawn.

The principal bedroom includes an en-suite shower room, while the family bathroom offers both a bath and separate shower cubicle.

Additional features include oil central heating, double glazing, a garage with front parking, and level pathways on both sides of the house leading to the rear gardens.



Guide price
£525,000



KEY FEATURES

- Four bedroom detached property
- Modern throughout
- Kitchen with separate dining area
- Principal bedroom with en-suite
- Ample off-road parking
- Enclosed rear gardens



STEP INSIDE



Welcome to this beautifully designed home. Upon entering through the entrance hall, you are greeted by an inviting space that leads to various parts of the house. To the left, you will find the convenient cloakroom which is perfect for guests.

From the right of the entrance hall, the large, light and airy living area awaits, offering ample space for relaxation and entertainment. Adjoining the living area is the conservatory, which provides stunning garden views and abundant natural light, creating a serene environment.

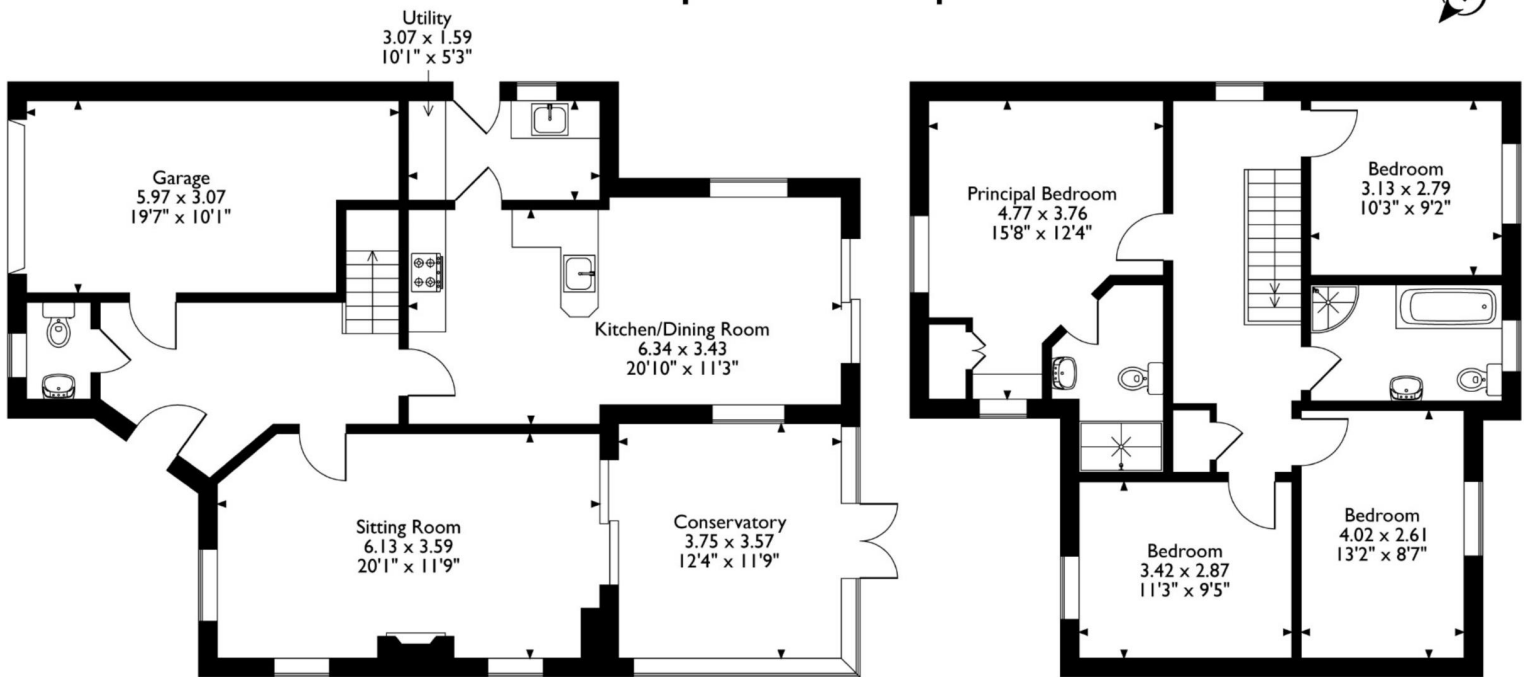
Straight ahead of the entrance hall, the well-appointed kitchen is equipped for all your culinary needs. Adjacent to the kitchen, the separate dining area offers an ideal space for family meals and gatherings. Nearby, the utility room provides additional storage and functionality.

Nearby, the utility room provides additional storage and functionality.

Completing the ground floor is the integral garage, accessible from the entrance hall, offering secure parking and extra storage space.

This thoughtfully designed layout ensures comfort and convenience, making this property a perfect family home.

Approximate Gross Internal Area 168 Sq M/1809 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Heading to the first floor of this attractive and modern home, from the central landing, you can access all the bedrooms and the family bathroom.

To your right, you'll find the first bedroom, perfect for use as a guest room or a child's bedroom. Adjacent to this room is the family bathroom, which features a well-appointed space for relaxing baths and refreshing showers.

Moving clockwise, you enter the second bedroom, offering ample space and comfort. This room is ideal for another child's room or home office.

Further along, you reach the third bedroom, which provides a cosy atmosphere and enough space for various furniture arrangements.

Finally, the principal bedroom is a highlight of this floor. It boasts generous dimensions and features an en-suite bathroom for added privacy and convenience.

STEP OUTSIDE



To the front of the property there is ample off road parking, with the property benefiting from a large driveway. To the rear is a large lawn, featuring a patio area with space for outdoor seating.

This area is perfect for outdoor dining and entertaining. The rear garden is surrounded by fencing and a hedge, creating a private space.

INFORMATION

Postcode: GL15 6ND

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: Mains

EPC: C





DIRECTIONS

From Lydney town centre take the B4231 Bream Road towards Bream. After approximately one mile take the right hand turn towards Brockhollands (the road sign is often covered by the trees). Continue along this road for approximately half a mile, and take the left turning on to Brockhollands Road. Follow this road for about half a mile, passing a turning on the right for Forest Road. The property will be found on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 chepstow@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.