



7 Pine Crest Way

Bream, GL15 6HG

Offers In The Region Of £310,000



DEAN ESTATE AGENTS offer for sale this unique 4/5 bedroom property offering versatile accommodation over two levels. The ground floor hosts a spacious lounge with the study/5th bedroom with en-suite shower room to the side. There is also the kitchen/dining room to the rear with French style doors leading out onto the decking area. Four further bedrooms will be found to the 1st floor as will the bathroom. Gas central heating and double glazing further compliment the house as does the overall size of this family home. ****VIRTUAL TOUR AVAILABLE****

Bream is a quiet village with its own Primary School, Convenience Stores, Dr's Surgery, Fish & Chip Shop, Public House, Florist, Post Office, Rugby/Football Club & Cricket Club. Located close to Lydney Town being approximately 2 miles away, which has a wide range of facilities that include Primary and Secondary Schools, Local Shops and Supermarkets, Banks and Building Societies, Restaurants and Public Houses, Sports Centre and Gymnasiums, Doctors Surgeries and Hospital, Golf Course and Outdoor Swimming Pool and Train Station. Closely located to woodland and country walks which are located within a very short walk away.



Entrance Hall:

8'4" x 4'6" (2.56 x 1.38)

Stairs to first floor, radiator, laminate wood floor, mains consumer unit, BT point, power point and thermostat for central heating system.

Lounge

14'7" x 11'5" (4.47 x 3.48)

Double glazed window to front aspect, power points, coved ceiling and door to:

Bedroom Five/Study/Dining Room

17'11" x 7'10" (5.48 x 2.40)

Double glazed window to front aspect, radiator and door to:

Shower Room

5'11" x 7'10" (1.81 x 2.40)

Being fully tiled and comprising shower cubicle with thermostatic shower and sliding doors; heated towel rail, W.C, wash hand basin, cupboard with plumbing for washing machine; extractor fan, electric wall heater and Upvc double glazed window.

Kitchen/Dining Room

10'1" x 7'4" (3.08 x 2.26)

French doors to rear aspect leading out onto the

decking area; radiator, under-stairs cupboard and open-plan to:

Kitchen Area

10'3" x 7'3" (3.13 x 2.22)

Range of modern base and eye level units, drawers, rolled edge worktop surfaces with tiled splash-backs, single drainer sink unit with water filter beneath; modern Hotpoint electric oven and grill, extractor fan and light over the cooker hob, wall-mounted Worcester gas fired combi boiler (not tested), spotlights, power points, laminate wood floor and window to rear aspect.

First Floor Landing:

Doors to bedrooms, power point, smoke alarm, airing cupboard and access into loft space.

Bedroom One

8'5" x 15'6" (2.59 x 4.74)

x 2 double glazed windows to rear aspect, x 2 radiators, ceiling lights, wall lights, power points and built-in wardrobes.

Bedroom Two

13'11" x 8'2" (4.25 x 2.51)

Double glazed window to front aspect ceiling light, power points and radiator.

Bedroom Three

15'11" x 7'11" (4.86 x 2.42)

Double glazed window to front aspect, radiator, ceiling lighting, power points and built-in double wardrobe.

Bedroom Four

9'2" x 6'5" (2.80 x 1.97)

Double glazed window to front aspect, ceiling light, power points and radiator.

Bathroom:

5'6" x 7'11" (1.70 x 2.43)

Suite comprising W.C, wash hand basin, bath with shower over and glass shower screen; extensive tiled splash-backs and radiator.

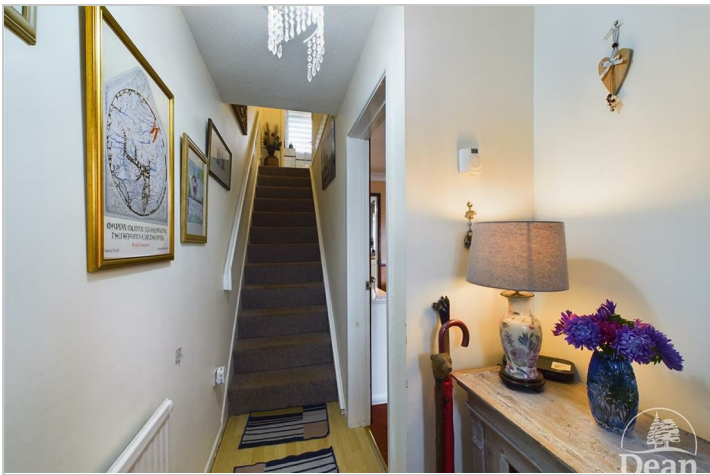
Outside:

To the front of the property, one will find a storm porch with outside light, side access to the rear gardens via wooden gate and off road parking.

The rear gardens offer a decking area with retractable awning, lawns, 10 x 8 shed with power; raised decking area to the top of the garden, fenced boundaries, shrubs and flower borders.

Note:

The owner has purchased the Solar Panels and have the benefit of reduced energy bills and current warranty. Further details available.



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.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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

Road Map



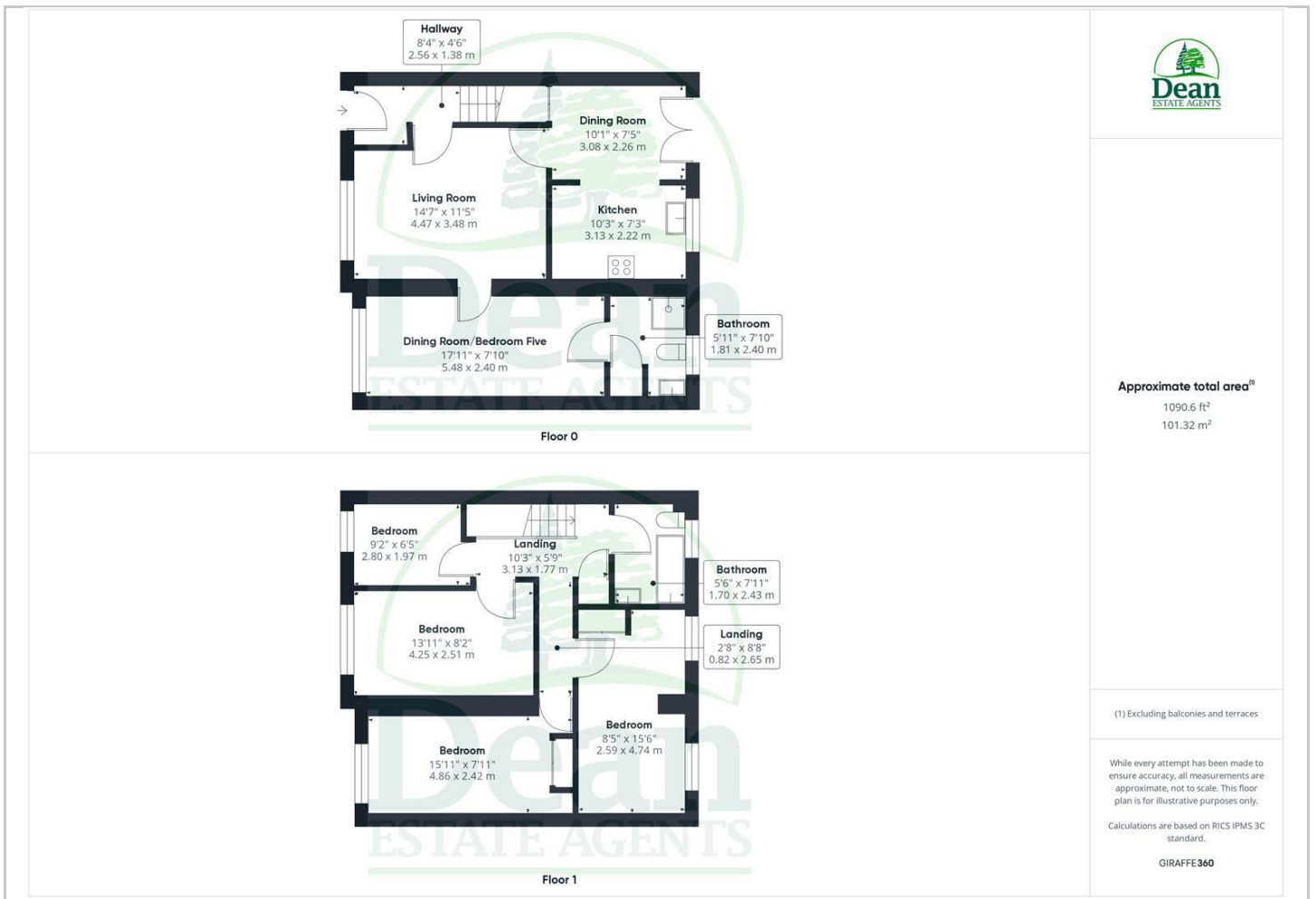
Hybrid Map



Terrain Map



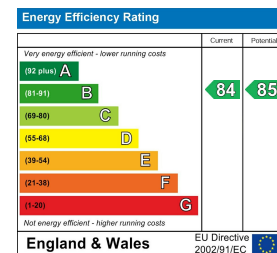
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.