



FREEHOLD

£469,999



**FOREST VIEW, SYCAMORE ROAD, HARROW HILL, DRYBROOK,
GLOUCESTERSHIRE, GL17 9JZ**

- FIVE BEDROOMS
- LOUNGE
- PREMIUM LOCATION
- OIL CENTRAL HEATING
- GREAT VILLAGE FACILITIES
- KITCHEN/DINER
- DINING ROOM
- OPEN OUTLOOK
- CLOSE TO WOODLAND

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FOREST VIEW, SYCAMORE ROAD, HARROW HILL, DRYBROOK, GLOUCESTERSHIRE, GL17 9JZ

AN INDIVIDUALLY DESIGNED AND BUILT FIVE BEDROOMED DETACHED HOUSE IN A POPULAR AND SOUGHT AFTER LOCATION WITH LOVELY OUTLOOK.

The village of Drybrook has a range of amenities to include butcher, chemist, general stores, post office, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, two garages, public house and a bus service to Gloucester and surrounding areas.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to a spacious -

Hall: 13' 4" x 7' 4" (4.06m x 2.23m), Radiator, under-stairs storage.

Lounge: 12' 0" x 11' 8" (3.65m x 3.55m), Box bay window to front with views, radiator, fireplace, archway to -



Dining Room: 10' 9" x 0' 0" (3.27m x 0.00m), Patio doors to rear, radiator.

Kitchen/Diner: 24' 0" x 8' 0" (7.31m x 2.44m), Fitted at wall and base level, fitted double oven and hob, sink unit, fitted fridge freezer, dishwasher, built-in larder, radiator, window and door to rear.

Shower Room: W.C., sink unit, shower cubicle, tiled splash-backs, tiled floor, radiator, window.

Integral garage which has been sub-divided to provide -



Store Room One: 13' 0" x 12' 0" (3.96m x 3.65m), Radiator, window.

Store Room Two: 9' 0" x 5' 8" (2.74m x 1.73m), Oil boiler for central heating and domestic hot water.

First Floor Landing: Loft access, airing cupboard.

Bedroom One: 13' 6" x 12' 0" (4.11m x 3.65m), Window to front with views, built-in wardrobes, radiator.

Bedroom Two: 13' 0" x 11' 0" (3.96m x 3.35m), Window to rear, radiator.

Bedroom Three: 11' 7" x 9' 2" (3.53m x 2.79m), Window to rear, radiator, fitted wardrobe.

Bedroom Four: 10' 0" x 7' 4" (3.05m x 2.23m), Window to rear, radiator, fitted wardrobes.

Bedroom Five: 15' 2" x 12' 10" (4.62m x 3.91m), Window to front with views, radiator.

Outside: To front, driveway to garage, patio to front enjoying views. To rear, a patio area and featured area. Attached out-house.

Services: Mains water and electricity are connected to the property.



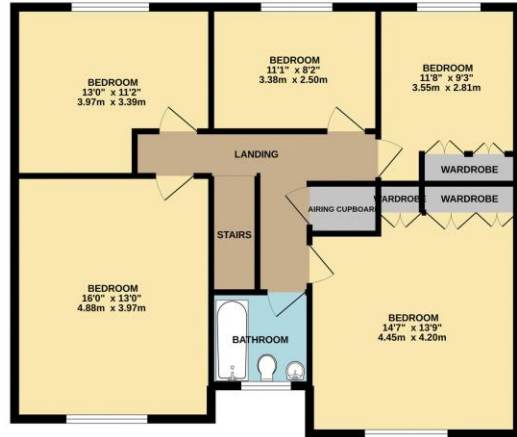
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.

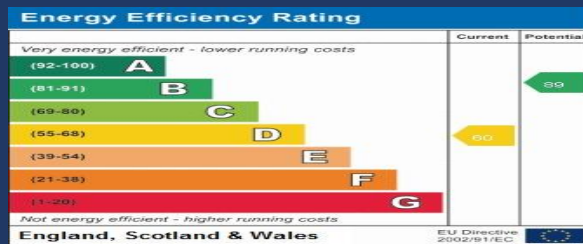


1ST FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA: 1818 sq.ft. (168.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982