



FREEHOLD

£375,000



**NEW LEAF, HILLSIDE ROAD, DRYBROOK, GLOUCESTERSHIRE,
GL17 9EW**

- THREE DOUBLE BEDROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- AMPLE OFF ROAD PARKING
- GAS CENTRAL HEATING & DOUBLE GLAZING
- LOUNGE
- SUN ROOM
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- LOVELY GARDENS
- STUNNING VIEWS

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED PROPERTY ON THE EDGE OF THE VILLAGE OF DRYBROOK. THE PROPERTY HAS AMPLE PARKING AND STUNNING VIEWS OVER THE ROOFTOPS TOWARDS RUARDEAN HILL.

Drybrook offers a range of amenities to include post office/general store, public house, primary school and doctors surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities 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.

Half glazed hardwood door leads into -

Entrance Porch: Door leads into -

Conservatory: Picture windows to front and French door to garden, letting the light flood in - a perfect seating area for reading or just enjoying watching the birds.

From Entrance porch, door to -

Hall: Under-stairs 'cosy' reading area (great for little ones) off which is -

Lounge: 15' 6" x 12' 3" (4.72m x 3.73m), Feature fireplace with gas coal effect fire, picture window to front, French doors to rear, T.V. point, radiator.

Also off the hall -



Kitchen/Breakfast Room: 21' 4" x 10' 4" (6.50m x 3.15m), Oak wall and base units provide ample worktop and storage space, display units, fitted double oven, gas hob with extractor over, space for dishwasher, one and a half bowl sink unit, tiled splash-backs, space for American fridge/freezer, windows to front and rear, seating area, radiator, to the rear is a door to -

Utility room: Window and door to rear, base unit for storage, sink unit, plumbing for automatic washing machine, wall mounted gas boiler providing central heating and domestic hot water, shelving.



From the seating end of the Kitchen there is access into -

Sun room/Day room: 17' 3" x 10' 3" (5.25m x 3.12m), The current owner calls it the 'sun room' as the windows to two aspects make this a lovely light and airy room, radiator, wall to wall shelving.

Off the hall is -

Downstairs Cloakroom: Three piece suite comprising shower cubicle, low level W.C., circular sink with vanity unit, tiled walls and floor, window, radiator.

First Floor Landing: Airing cupboard with shelving, access to loft, window to rear.

Master Bedroom: 13' 5" x 9' 2" (4.09m x 2.79m), Picture window to front giving the most beautiful view, radiator.

Bedroom Two: 12' 5" x 8' 3" (3.78m x 2.51m), Window to front, again with views, cupboard, radiator.

Bedroom Three: 9' 5" x 6' 5" (2.87m x 1.95m), Window to rear overlooking the garden, radiator.

Family Bathroom: Suite comprising shaped bath with shower over, low level W.C., vanity wash hand basin, two heated towel rails, wood effect floor, window.

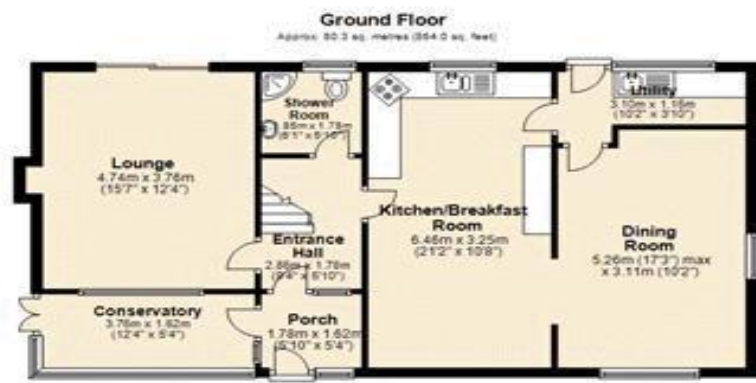
Outside: Five bar gate gives access to the parking area. A gate leads onto the level lawn which has pretty flower borders and areas of seasonal planting, there is a pergola seating area which is perfect for relaxing and a greenhouse. To the rear, steps lead up to the garden, the owner has created flower beds surrounded with bark for low maintenance and natural stone walls provide a traditional and established feel to the garden. There is a large paved patio with further seating area with views and a gate gives access to the lane.

Services: All main services connected to the property. The heating system and services where applicable have not been tested.

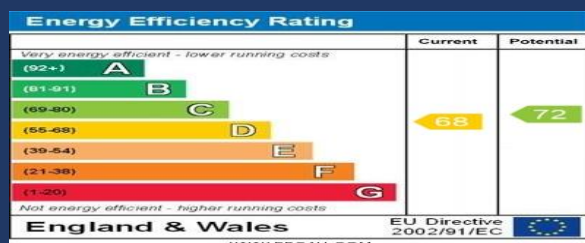


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033



Total area - approx. 122.9 sq. metres (1322.7 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982