



FOR SALE
STEVE GOOCH
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SUNNY SIDE

Sunnyside High Street
Drybrook GL17 9ER



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Guide Price £340,000

We Are Delighted To Offer For Sale This Well Appointed Three Double Bedroom Detached Cottage Situated In A Convenient Location In The Popular Village Of Drybrook. Sunnyside Has Undergone Extensive Renovations By The Current Owners And Now Offers Bright And Spacious Accommodation Ideal For Family Living.

The Cottage Is Located Just A Short Walk From The Primary School And Shops.

Key Benefits Include Open Plan Living On The Ground Floor, Separate Play Room/Study, Downstairs Cloakroom, Three Double Bedrooms, Family Bathroom, Enclosed Gardens And Gated Off-Road Parking.

Drybrook Is A Village Located In The Forest Of Dean District Of Gloucestershire, England. Situated In The Western Part Of The Forest Of Dean, It Is About 5 Miles (8 Kilometres) West Of The Town Of Cinderford.

The Village Offers A Peaceful And Rural Atmosphere, Making It An Ideal Location For Those Seeking A Quieter Lifestyle. The Surrounding Forest And Woodlands Provide Opportunities For Walking, Cycling, And Exploring Nature. The Village Is Located Near The Start Of The Famous Wysis Way Long-Distance Footpath, Which Offers Scenic Views And Connects To Other Parts Of The Forest Of Dean.

The Village Has A Strong Community Spirit And A Range Of Amenities To Serve Its Residents. These Include A Primary School, A Village Hall, A Post Office, And A Local Shop.

Sports Enthusiasts Can Enjoy The Local Rugby Club, Which Has A Strong Presence In The Village And Actively Engages In The Community.



A upvc front door leads into;

OPEN PLAN LIVING/ KITCHEN/ DINER

23'03 narrowing to 13'09 x 22'06 (7.09m narrowing to 4.19m x 6.86m)

A large bright open space ideal for family living, with a living area to the front of the property and a kitchen/dining space across the back. The living area features a fireplace with inset multi-fuel burning stove, radiator, front aspect window, door to the play room/office. The kitchen comprises fully fitted wall and base mounted units with laminate worktops and an inset sink unit. Dual electric/gas Rangemaster cooker with extractor hood over, integral fridge/freezer, space and plumbing for a washing machine and dishwasher. Cupboard housing the gas-fired combi boiler, porcelain tiled floor, radiator, stairs to first floor landing, two rear aspect windows overlooking the garden, opening leads into the rear hall.



PLAY ROOM/STUDY

10'11 x 9'07 (3.33m x 2.92m)

Feature fireplace, radiator, laminate wood flooring, front aspect window.

REAR HALL

Hanging space for coats, radiator, porcelain tiled floor, door to the rear garden, door into;

CLOAKROOM

Low level w.c, pedestal handbasin, radiator, extractor, storage cupboard, obscured rear aspect window.

LANDING

Radiator, doors lead off to the three double bedrooms and family bathroom

BEDROOM ONE

13'05 x 11'01 (4.09m x 3.38m)

A spacious room with radiator, front aspect window.

BEDROOM TWO

10'11 x 10'03 (3.33m x 3.12m)

A good sized double bedroom with radiator, front aspect window.





BEDROOM THREE

10'00 x 9'08 (3.05m x 2.95m)

A double bedroom with radiator, rear aspect window overlooking the garden.

FAMILY BATHROOM

7'09 x 6'02 (2.36m x 1.88m)

Walk-in mains fed cubicle shower with tiled surround, bath with tiled splashbacks, low level w.c, pedestal handbasin with tiled splashbacks, radiator, extractor, rear aspect skylight.

OUTSIDE

The property is fronted by an attractive low stone wall, a path leads to the canopied front entrance. To the side of the property via Manse Road there are double gates that lead to the gravelled parking area to the rear suitable for one/two vehicles.

The generous size garden is primarily laid to lawn and is situated to the side and rear of the cottage with a private seating area and play area and is made private and enclosed by a mixture of wall and fence surround.

DIRECTIONS

From the Mitcheldean office, proceed up the Stenders road in the direction of Drybrook, then upon entering the village continue along the High Street where the property can be found on the right hand side just before the Manse Road turning.

SERVICES

Mains water, drainage, electricity and gas.

Openreach in area.

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street,
Coleford, Glos. GL16 8HG.

TENURE

Freehold.



VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

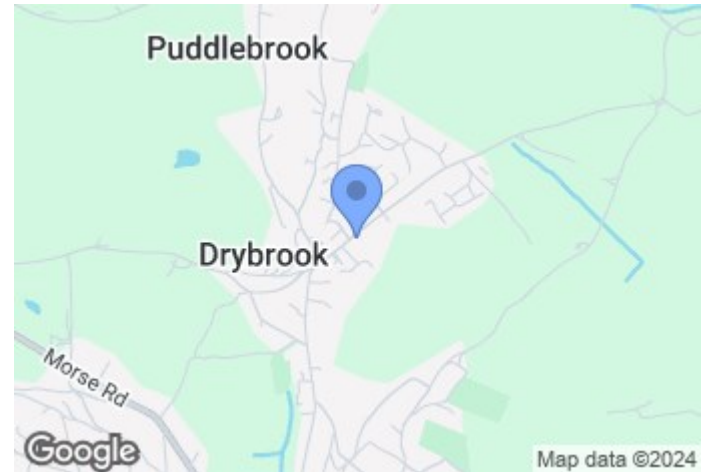
PROPERTY SURVEYS

We can recommend qualified Chartered Surveyors to undertake your surveying requirements.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)





GROUND FLOOR



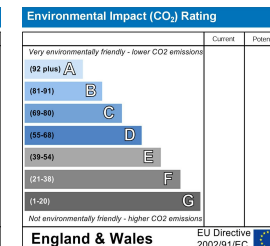
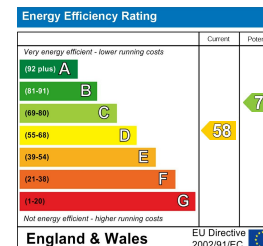
1ST FLOOR



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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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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