



Sandjules  
Drybrook GL17 9DL



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# Sandjules

£325,000

## Drybrook GL17 9DL

**Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME benefitting from ENCLOSED FRONT & REAR GARDENS, OFF ROAD PARKING, EASY ACCESS TO FOREST WALKS, DOUBLE GLAZING & GAS CENTRAL HEATING.**

The property comprises of KITCHEN/BREAKFAST ROOM, LOUNGE/DINING ROOM and W.C to the ground floor with BEDROOM ONE with ENSUITE SHOWER ROOM, TWO FURTHER BEDROOMS, STUDY/STORE ROOM and FAMILY BATHROOM to the first floor.

Brierley is situated between the villages of Drybrook and Ruardean Woodside and benefits from a community shop and local garage.

Ruardean Woodside is the highest point of the Forest of Dean having a pleasant village atmosphere with amenities to include primary/junior school, post office and shop, recreational ground and bridle paths and walks through the surrounding woodland. 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, 2 garages, public house and a bus service to Gloucester and surrounding areas.



The property features a wrought iron gate with a gravel pathway and paved stepping stones leading to a patio area and the front door. The front door, constructed of woodgrain UPVC with an obscure double glazed panel inset, leads into the:

### **KITCHEN/BREAKFAST ROOM**

**21'08 x 11'00 (6.60m x 3.35m)**

One and a half bowl single drainer stainless steel sink unit with mixer taps over, rolled edge worktops, range of base and wall mounted units, tiled splashback, power points, space for freestanding cooker, extractor hood over, gas fired central heating and domestic hot water boiler, integrated dishwasher and washing machine, ceiling spots, double radiator, single radiator, wood laminate tiled effect flooring, stairs leading to the first floor, central heating thermostat controls, wooden panel door giving access into a store cupboard with hanging and shelving space, door to understairs storage cupboard, front aspect wood grain upvc double glazed window with views overlooking the garden and towards forest and woodland, wooden panel door giving access into the Cloakroom and Lounge

### **CLOAKROOM**

White suite with concealed cistern w.c., pedestal wash hand basin with monobloc mixer tap over, tiled feature wall, single radiator, tiled flooring, ceiling light, extractor fan.

### **LOUNGE/DINING ROOM**

**21'09 x 15'03 narrowing to 8'10 (6.63m x 4.65m narrowing to 2.69m)**

Lounge- Feature brick fireplace with marble hearth, woodburning stove inset, wooden mantle, alcoves to either side, two ceiling lights, wooden flooring, power points, tv point, double radiator, rear aspect woodgrain upvc double glazed window overlooking the rear garden.

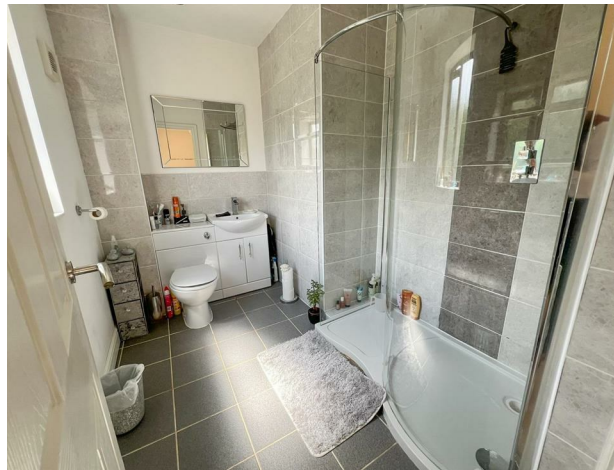
Dining Room- Continuation of the wooden flooring, power points, pair of rear aspect woodgrain upvc double glazed French doors opening onto the garden.

From the Kitchen/Breakfast Room, stairs leading to the first floor:

### **LANDING**

Ceiling light, mains wired smoke alarm, single radiator, power points, wooden panel doors giving access into:





### **BEDROOM ONE**

**12'05 x 9'09 extending to 14'05 (3.78m x 2.97m extending to 4.39m)**

Ceiling light, inset ceiling spot, power points, tv point, double radiator, exposed timber window ledge, two built-in wardrobes, front aspect woodgrain upvc window overlooking the garden with far reaching views towards forest and woodland, wooden panel door giving access into:

### **ENSUITE**

**9'00 x 6'10 (2.74m x 2.08m)**

Inset ceiling spots, white suite with concealed cistern w.c, vanity wash hand basin, monobloc mixer tap over, cupboard beneath, fully tiled walk-in shower cubicle with mains fed drencher head, tiled flooring, chrome heated towel radiator, inset ceiling spots, extractor fan, front aspect upvc double glazed window with views towards forest and woodland



### **BEDROOM TWO**

**11'11 x 8'07 (3.63m x 2.62m)**

Ceiling light, single radiator, power points, tv point, wood laminate flooring, rear aspect upvc double glazed window overlooking the rear garden.

### **BEDROOM THREE**

**10'04 x 8'07 (3.15m x 2.62m)**

Ceiling light, single radiator, built-in double wardrobe with hanging rail and shelving options, wood laminate flooring, power points, rear aspect woodgrain upvc double glazed window overlooking the rear garden with views towards forest and woodland.

### **STUDY/STORE ROOM**

**7'01 x 5'03 (2.16m x 1.60m)**

Ceiling light, pressurized hot water tank, lighting, central heating timer controls.

### **FAMILY BATHROOM**

**7'08 x 6'10 (2.34m x 2.08m)**

White suite with concealed cistern w.c, vanity wash hand basin with monobloc mixer tap over, cupboard beneath, jacuzzi style bath with centre taps, three quarter tiled walls to three sides, chrome radiator, tiled flooring, inset ceiling spots, extractor fan, side aspect woodgrain upvc obscure double glazed window.

## OUTSIDE

To the front of the property sits a large garden laid to low maintenance gravel with shrubs, bushes, and small trees. This area is enclosed by fencing, offering lovely views towards the woodland. A large raised patio area, benefiting from an outside tap, leads to the front door. A gravel pathway continues along the right-hand side of the property to the rear garden.

The rear garden features a low maintenance patio ideal for entertaining, with outside power points, storage, and lighting. A feature stone wall, steps, and a wrought iron gate lead up to the parking area, which is suitable for several vehicles and includes a storage shed.

## DIRECTIONS

From our Mitcheldean office proceed down to the roundabout and turn right onto the A4136 towards Monmouth. Go straight over the traffic lights. On reaching the 40mph zone proceed up the hill, the property can be seen on the right hand side, go past the property and immediately before the garage turn right into the lane, turn right again, parking can be found a short way along on the right hand side.

## SERVICES

Mains water, electricity & gas. Treatment plant for sewerage. Fibre Broadband available.

## WATER RATES

Severn Trent Water Authority - Rate TBC

## LOCAL AUTHORITY

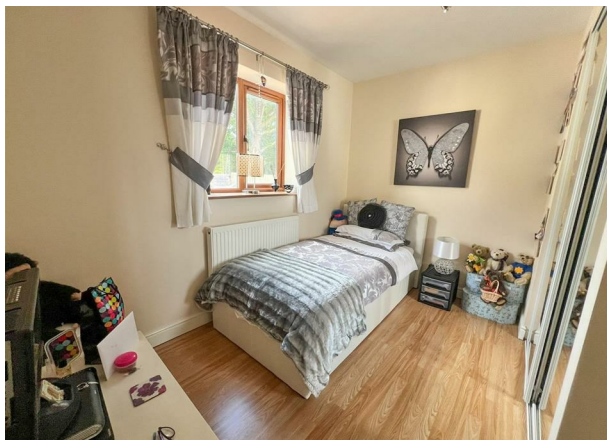
Council Tax Band: C  
Forest of Dean District Council, Council Offices, High Street, Coleford,  
Glos. GL16 8HG

## TENURE

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.



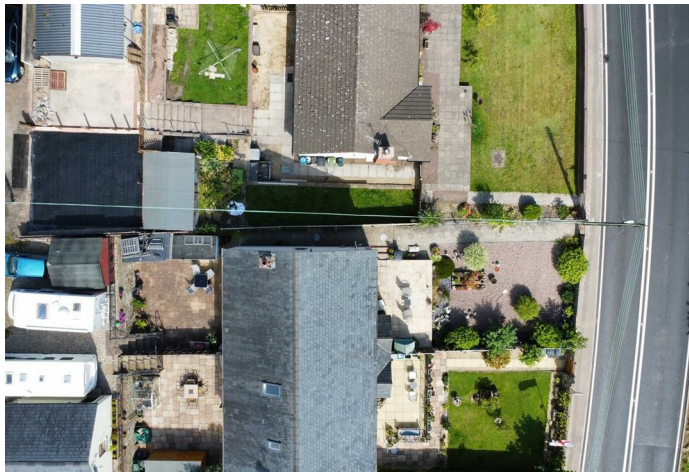


## PROPERTY SURVEYS

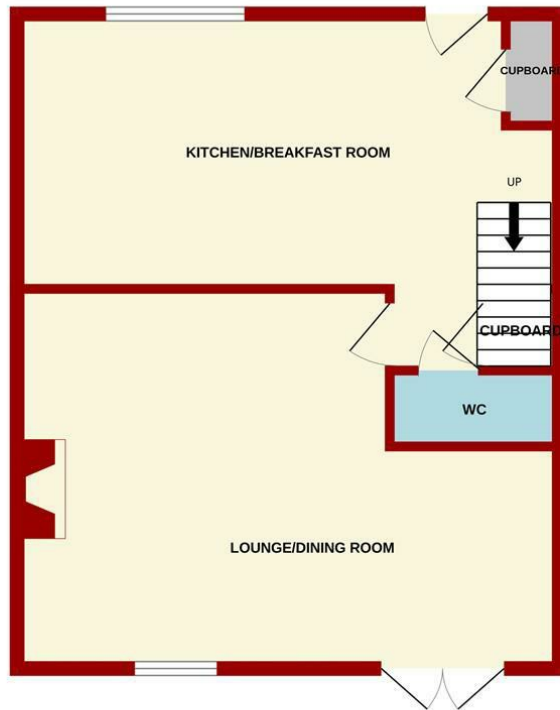
Qualified Chartered Surveyors available to undertake surveys to include Mortgage Surveys and Homebuyer Surveys

## MONEY LAUNDERING REGULATIONS

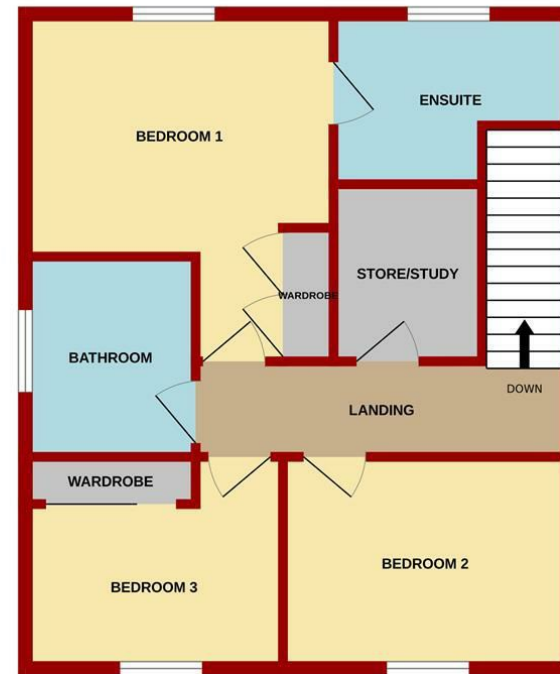
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	79	89	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC





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