



4 Morman Close
Drybrook GL17 9HT



STEVE GOOCH
ESTATE AGENTS | EST 1985

£230,000

Steve Gooch Estate Agents are delighted to offer for sale this EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME and benefits from OIL CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, SINGLE GARAGE, ENCLOSED GARDENS with FAR REACHING VIEWS and is OFFERED WITH NO ONWARD CHAIN.

The property comprises of ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, UTILITY, DOWNSTAIRS W.C and SUN ROOM to the ground floor with THREE BEDROOMS and FAMILY BATHROOM to the first floor.

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 3 miles 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.





The property is accessed via a porch area featuring outside lighting and a quarry-tiled step. The front door, with obscure UPVC double-glazed side panels, provides access to the:

ENTRANCE HALL

14'01 x 6'01 (4.29m x 1.85m)

Stairs leading to the first floor, understairs storage area, ceiling light, single radiator, power points, doors giving access into:

LOUNGE

15'04 x 11'08 (4.67m x 3.56m)

Two ceiling lights, coving, large single radiator, power points, tv point, large double radiator, central heating thermostat controls, side aspect upvc double glazed window overlooking the side garden with views towards Ruardean Hill in the distance, front aspect upvc double glazed window overlooking the front garden with views towards Harrow Hill.

KITCHEN/DINING ROOM

17'11 x 9'07 (5.46m x 2.92m)

Single bowl, single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, space for freestanding cooker with filter hood over, space for dishwasher and fridge/freezer, large ceiling light, tongue & groove timber clad walling, telephone point, single radiator, rear aspect upvc double glazed window and obscure glazed panel door opening into the sun room, set of sliding upvc double glazed doors opening onto the veranda.

UTILITY/CLOAKROOM

9'00 x 7'09 (2.74m x 2.36m)

Ceiling light, access to small roof space, exposed brickwork, power points, oil fired central heating and domestic hot water boiler, small worktop area, plumbing for automatic washing machine, space for tumble dryer.

DOWNSTAIRS W.C

White suite with low level w.c, lighting.

SUN ROOM

9'02 x 7'09 (2.79m x 2.36m)

Dwarf wall construction, upvc double glazed panels to side and rear aspect, polycarbonate roof, power, lighting, single radiator, upvc double glazed panel door leading onto the rear garden.

From the entrance hall, stairs lead up to the first floor:

LANDING

Ceiling light, access to roof space, door to airing cupboard housing the hot water cylinder with slatted shelving space, doors into:

BEDROOM ONE

13'05 x 9'09 (4.09m x 2.97m)

Single radiator, power points, exposed timber window ledge, front aspect upvc double glazed window overlooking the front garden with views towards Harrow Hill and woodland in the distance.

BEDROOM TWO

11'10 x 9'08 (3.61m x 2.95m)

Ceiling light, single radiator, power point, rear aspect upvc double glazed window overlooking the rear garden.

BEDROOM THREE

8'01 x 9'05 (2.46m x 2.87m)

Ceiling light, built-in above stairs wardrobe with hanging and shelving options, single radiator, power point, front aspect upvc double glazed window overlooking the front garden with views towards forest, woodland and Harrow Hill.

FAMILY SHOWER ROOM

8'00 x 6'01 (2.44m x 1.85m)

Modern white suite with close coupled w.c, vanity wash hand basin with monobloc mixer tap over, vanity cupboard beneath, walk-in shower cubicle with wet board surround, electric mira shower fitted, inset ceiling spots, ceiling fan, non slip flooring, single radiator, rear aspect upvc obscure double glazed window.

OUTSIDE

The property is accessed via a wrought iron gate with concrete steps and a pathway leading to the front door. The front garden features a lawned area and is enclosed by a mixture of walling and fencing. The pathway continues along the left-hand side of the property through additional lawned areas and leads to the driveway, parking, and single garage, all enclosed by fencing.

The rear garden includes a raised patio/seating area with steps providing access to the garage.

SINGLE GARAGE

Accessed via an up & over door, power, lighting.

DIRECTIONS

From the Mitcheldean Office, proceed up the Stenders Hill and into the village of Drybrook. Take the first right turning into Mannings Road followed by the first left into Morman Close where the property is located on the right hand side.

SERVICES

Mains water, drainage, electricity. Oil.

WATER RATES

Severn Trent Water

LOCAL AUTHORITY

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

TENURE

Advised as 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.

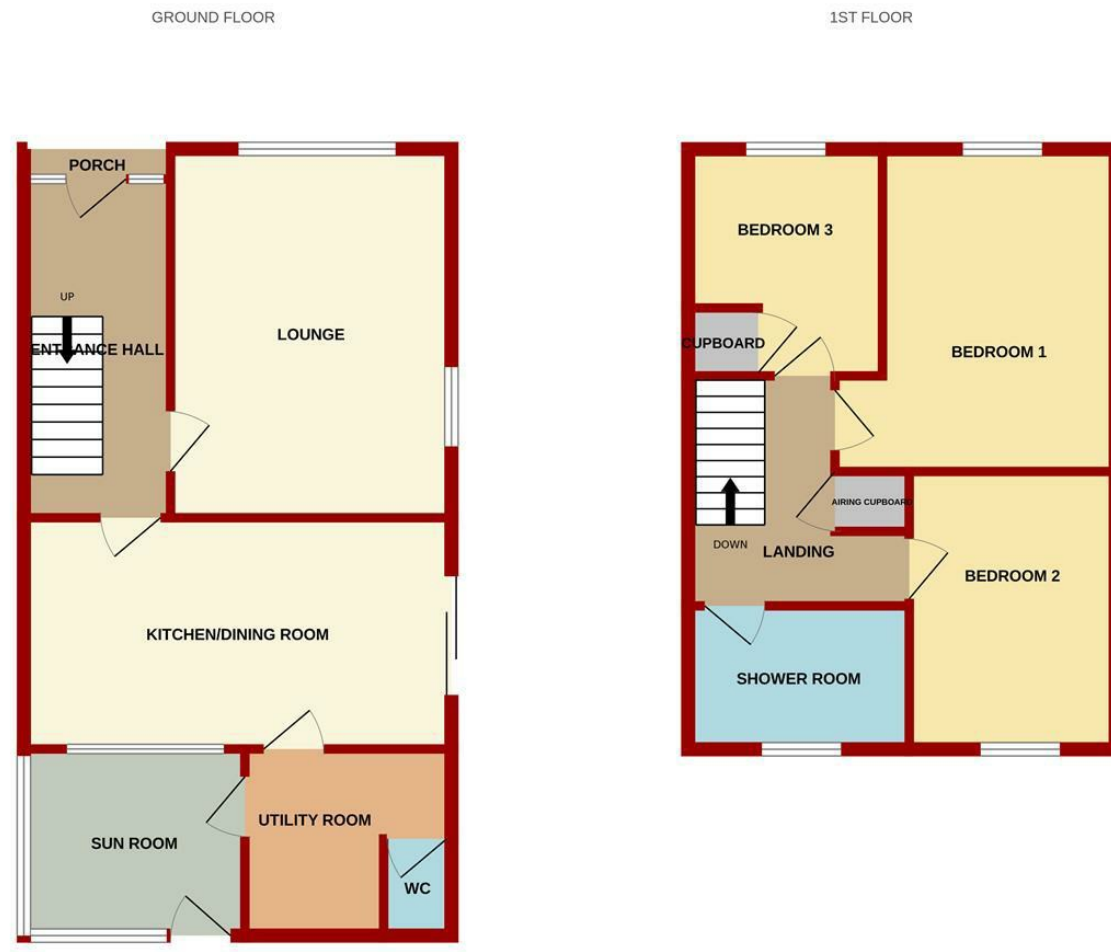
PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

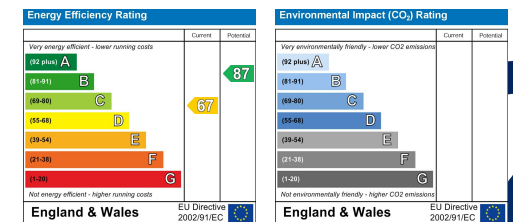
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)





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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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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