



Kapella Quabbs Road
Drybrook GL17 9JD



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Price Guide £400,000

An EXTENDED THREE BEDROOM DETACHED BUNGALOW providing over 1600sq ft of accommodation, positioned in a quiet location backing on to FIELDS and COUNTRYSIDE benefiting from OFF ROAD PARKING, SINGLE GARAGE and ENCLOSED GARDENS.

The accommodation comprises LIVING ROOM, KITCHEN/BREAKFAST ROOM, DINING ROOM and UTILITY ROOM, BEDROOM WITH EN-SUITE, TWO FURTHER BEDROOMS, BATHROOM and LOFT ROOM.

The property benefits from GAS FIRED CENTRAL HEATING and DOUBLE GLAZING THROUGHOUT.

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 recently fitted wood effect obscure glazed panel door with obscure glazed panel to the side into:

ENTRANCE HALL/UTILITY ROOM

9'02" x 7'07" (2.79m x 2.31m)

Range of wall and base units, worktops, tiled surrounds, space for washing machine, tiled flooring, built in double storage cupboard with shelving, new upvc door to garage.

DINING ROOM

17'01" x 12'07" (5.21m x 3.84m)

Radiator, power points, telephone point, rear aspect double glazed window having lovely views over fields and countryside, upvc double glazed French doors leading out to the decking area.

KITCHEN/BREAKFAST ROOM

13'05" x 11'02" (4.09m x 3.40m)

Fitted kitchen to include a range of base and wall mounted units, rolled edge worktops, single bowl single drainer stainless steel sink unit, tiled surrounds, tiled flooring, power points, radiator, front aspect double glazed window with views towards Harrow Hill.

INNER HALLWAY

Coving, power points, radiator, cupboard housing the gas fired central heating and domestic hot water boiler with slatted shelving and timing controls, wall mounted thermostat, new wood grain effect obscure glazed front door, door with ladder style staircase leading to loft space (could subject to planning be converted to provide further accommodation).

LIVING ROOM

17'5" x 20'4" (5.31m x 6.20m)

Feature wall, ceiling light with ceiling rose, radiators, power points, tv point, feature media wall, rear aspect double glazed window, double glazed sliding patio door to the decking area having lovely views towards fields and countryside.





BEDROOM ONE

14'9" x 10'10" (4.50m x 3.30m)

Range of built in wardrobes with bi-fold doors with various hanging rails and shelving, coving, wall lights, power points, radiator, double glazed sliding patio doors leading out to the rear patio enjoying views over surrounding fields and countryside. Door into:

EN-SUITE BATHROOM

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

Side panel bath with shower mixer tap fitting over, close coupled wc, vanity wash hand basin with mixer tap, vinyl wood effect flooring, rear aspect upvc obscure glazed window.

BEDROOM TWO

10'06" x 10'11" (3.20m x 3.33m)

Coving, power points, radiator, front aspect double glazed window overlooking the garden with views towards woodland.

BEDROOM THREE

9'02" x 7'06" (2.79m x 2.29m)

Built in double wardrobe with hanging rail and shelving, coving, power points, radiator, side aspect double glazed window.

BATHROOM

6'09 x 7'02 (2.06m x 2.18m)

White suite comprising of bath with shower over, tiled surrounds, close coupled w.c, pedestal wash hand basin, radiator, wood laminate flooring, side aspect obscure double glazed window.

LOFT ROOM

17'06" x 11'7" (5.33m x 3.53m)

(Accessed via stairs from the inner hallway), tongue and groove timber clad ceiling, rear aspect Velux roof light, lighting and power points.

OUTSIDE

A small picket fence with gate access leads to the front property where you have an enclosed garden area comprising patio, pathway, lawned areas, flower borders, shrubs, bushes and small trees.

To the front there is a tarmac driveway suitable for parking several vehicles, this leads to:

ATTACHED GARAGE

17'02 x 8'11 (5.23m x 2.72m)

Accessed via remote controlled up and over door, power and lighting, side aspect window.

GARDEN

To the right hand side of the property there is a paved pathway giving access leading to the rear garden.

The enclosed rear garden features a large composite decking and patio area providing ample seating space, large lawned areas, paved pathways and stepping stones, flower borders, shrubs, bushes and trees, all backing on to fields and farmland with lovely far reaching views.

SERVICES

Mains gas, electric, water and drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

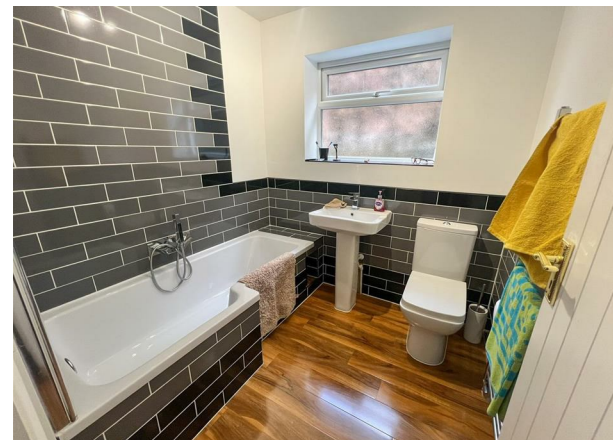
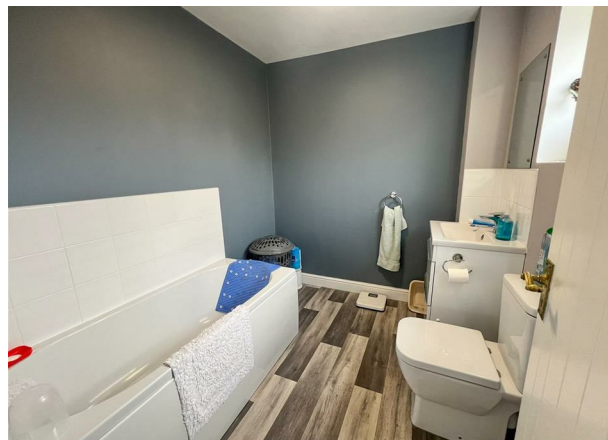
Severn Trent - rates to be confirmed.

LOCAL AUTHORITY

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

TENURE

Freehold.





VIEWING

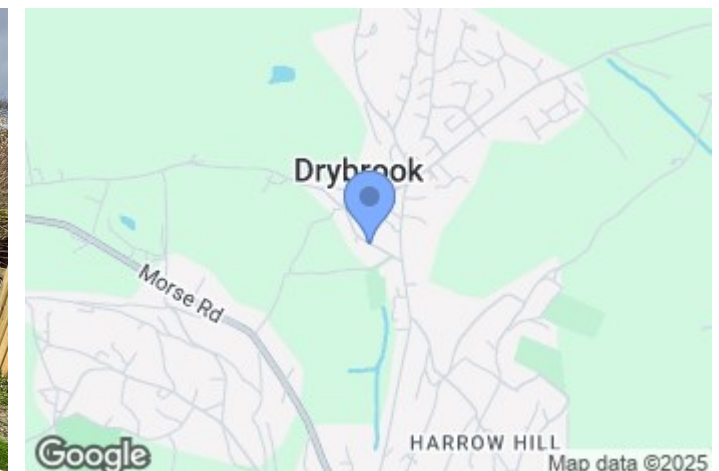
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Mitcheldean proceed up the Stenders and down in to the village of Drybrook, proceeding straight over the cross roads into Morse Lane. Continue along here taking the first turning left in to Quabbs Road and the property can be found after a short distance on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

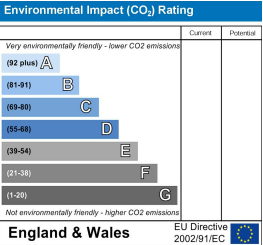
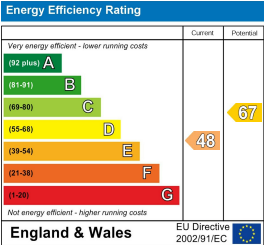


GROUND FLOOR



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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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.





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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