



24 Forest Edge  
Drybrook GL17 9HY



STEVE GOOCH  
ESTATE AGENTS | EST 1985



## 24 Forest Edge

### Drybrook GL17 9HY

£365,000

**Steve Gooch Estate Agents are delighted to offer for sale this EXTENDED THREE BEDROOM DETACHED FAMILY HOME benefitting from STUNNING KITCHEN, DINING AND FAMILY SPACE, ATTACHED GARAGE, PARKING FOR TWO VEHICLES, ENCLOSED GARDEN and PV SOLAR PANELS.**

The property comprises of ENTRANCE HALL, LOUNGE, KITCHEN, DINING ROOM, UTILITY and CLOAKROOM to the ground floor with PRINCIPLE BEDROOM with EN-SUITE, TWO FURTHER 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 set of paved steps leading to a canopied porch with outside lighting. A metal weathershield door with an obscure glazed panel inset opens into the:

### ENTRANCE HALL

**8'04 x 8'03 (2.54m x 2.51m)**

Inset ceiling spots, mains wired smoke alarm system, stairs to the first floor, wood laminate flooring, power points, doors into:

### LOUNGE

**16'04 into bay x 13'09 (4.98m into bay x 4.19m)**

Directional ceiling spots, power points, tv point, double radiator, door to understairs storage cupboard with shelving, wood laminate flooring, front aspect bay window overlooking the driveway and parking area.

### CLOAKROOM

White suite with close coupled w.c, wall mounted wash hand basin, tiled flooring, inset ceiling spots, extractor fan, half tiled walls, single radiator, side aspect upvc obscure double glazed window.

### KITCHEN

**15'08 x 9'07 (4.78m x 2.92m)**

One and a half bowl single drainer sink unit with mixer tap over, square edge worktops with matching upstands, range of base and wall mounted units, integrated dishwasher, concealed bin storage, five ring induction hob, space for American style fridge/freezer, wine cooler, island unit, wood laminate flooring, inset ceiling spots, built-in double oven with microwave, opening into:

### DINING ROOM

**13'03 x 6'04 (3.96m;0.91m x 1.93m)**

Continuation of the ceiling lights, mains wired smoke alarm system, double radiator, power points, continuation of the wood laminate flooring, set of bifold doors opening onto the rear garden.







## UTILITY

**6'04 x 5'07 (1.93m x 1.70m)**

Single bowl sink unit with monobloc mixer tap over, square edge worktops, upstands, base and wall mounted units, space for automatic washing machine and tumble dryer, continuation of the wood laminate flooring, inset ceiling spots, double radiator, electric consumer unit, rear aspect upvc double glazed panel door leading onto the rear garden.

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

## LANDING

Ceiling light, mains wired smoke alarm system, access to roof space, single radiator, power points, door to airing cupboard housing the electric central heating boiler, wooden panel doors giving access into:

## BEDROOM ONE

**13'08 x 13'07 max (4.17m x 4.14m max)**

Inset ceiling spots, range of built in wardrobes with hanging rail and shelving space, power points, usb points, single radiator, rear aspect upvc double glazed doors giving access onto a Juliette style balcony, rear aspect upvc double glazed window overlooking the rear garden with views towards forest and woodland, wooden panel door giving access into:

## EN-SUITE

**5'03 x 6'04 (1.60m x 1.93m)**

Large square shower cubicle, tiled enclosure, bifold door, mains fed shower with conventional and drencher heads, close coupled w.c, vanity wash hand basin with cupboard beneath, partially tiled walls, tiled flooring, chrome heated towel radiator, extractor fan, rear aspect upvc obscure double glazed window.

## BEDROOM TWO

**11'11 x 11'00 (3.63m x 3.35m)**

Ceiling light, single radiator, power points, range of built-in wardrobes with three double wardrobes, shelving and hanging options, front aspect upvc Georgian bar double glazed window overlooking the front garden and parking area.

## BEDROOM THREE

**9'10 x 8'09 (3.00m x 2.67m)**

Ceiling light, power point, tv point, single radiator, side aspect upvc Georgian bar double glazed window.





## FAMILY BATHROOM

8'06 x 6'06 (2.59m x 1.98m)

Freestanding claw footed roll top bath with taps and shower attachment, vanity wash hand basin with monobloc mixer tap, cupboards beneath, close coupled w.c, single radiator, partially tiled walls, tiled flooring, inset ceiling spots, extractor fan, front aspect upvc obscure double glazed window.

## GARAGE & PARKING

The property offers parking for two vehicles, with access to the attached garage to the side.

## OUTSIDE

The front features a low-maintenance gravelled area, and gated side access leads to the rear garden.

The rear garden is laid to patio and lawn, providing various areas for entertaining. Raised flower borders are planted with shrubs and bushes, all enclosed by fencing. Additional benefits include outside lighting, an outside tap, and rear access to the garage via a personal door.

## DIRECTIONS

From the Mitcheldean office, proceed up and over the Stenders hill and upon reaching the village of Drybrook, take the turning right into Mannings Road and Morman Close. Filter right, taking you into Forest Edge where the property can be found after a short distance on the right hand side as per our for sale board.

## SERVICES

Mains water, electricity. Septic Tank. Solar panels-owned outright.

## 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 Water Authority

## 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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

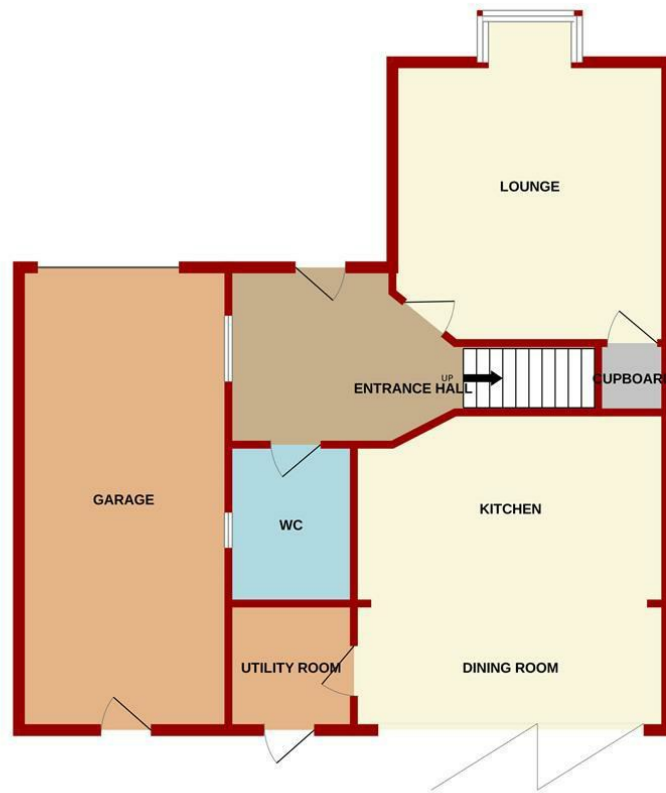
## MONEY LAUNDERING REGULATIONS

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                    |                         |           |  |
|---|-------------------------|-----------|--|
|   | Current                 | Potential |  |
| Very energy efficient - lower running costs |                         |           |  |
| (92 plus) <b>A</b>                          |                         |           |  |
| (81-91) <b>B</b>                            |                         |           |  |
| (69-80) <b>C</b>                            |                         |           |  |
| (55-68) <b>D</b>                            |                         |           |  |
| (39-54) <b>E</b>                            |                         |           |  |
| (21-38) <b>F</b>                            |                         |           |  |
| (1-20) <b>G</b>                             |                         |           |  |
| Not energy efficient - higher running costs |                         |           |  |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |  |
|---|-------------------------|-----------|--|
|   | Current                 | Potential |  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |  |
| (92 plus) <b>A</b>  |                         |           |  |
| (81-91) <b>B</b>  |                         |           |  |
| (69-80) <b>C</b>  |                         |           |  |
| (55-68) <b>D</b>  |                         |           |  |
| (39-54) <b>E</b>  |                         |           |  |
| (21-38) <b>F</b>  |                         |           |  |
| (1-20) <b>G</b>   |                         |           |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |  |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |  |





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