



1 Brook House Back Lane
Drybrook GL17 9BU

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

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Chain Free £300,000

PRICED TO SELL THIS DECEPTIVELY SPACIOUS THREE-BEDROOM, TWO-RECEPTION SEMI-DETACHED COTTAGE is believed to date back to the 1830's, being conveniently located within the ever popular village of DRYBROOK. This **BEAUTIFULLY MAINTAINED** home boasts a handy **FRONT PORCH** leading into a **14.FT LIVING ROOM** with **FEATURE FIREPLACE** having a **MULTI-FUEL BURNING STOVE**, **14.FT DINING ROOM**, **FULLY FITTED KITCHEN** with built in appliances and **BATHROOM** with **FOUR-PIECE SUITE** on the ground floor. To the first floor there are **THREE BEDROOMS** with access to the **REAR GARDEN** from **BEDROOM TWO**. Further benefits include a **LARGE GRAVEL PARKING AREA** opposite the property suitable for parking up to four vehicles, and an **ENCLOSED WEST-FACING REAR GARDEN** ideal for relaxing and entertaining.

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 north of the town of Cinderford.

The village offers a 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 chemist, general stores, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, petrol station with well-stocked shop, garage & MOT centre, public house, social club, and a bus service to Gloucester and surrounding areas.

Sports enthusiasts can enjoy the local rugby club, which has a strong presence in the village and actively engages in the community.



FRONT PORCH

Accessed via a upvc door, quarry tile floor, single glazed side aspect window, inner double glazed upvc door leads to

LIVING ROOM

14'2" x 13'4" (4.32m x 4.06m)

A spacious and comfortable room with original feature fireplace having a multi fuel burning stove on a slate hearth with oak lintel, laminate wood effect flooring, radiator, front aspect window, archway opening with step up leading to;

DINING ROOM

14'1" x 10'1" (4.29m x 3.07m)

Ideal for family dining, radiator, obscured side aspect window. Stairs lead to the first floor landing with storage cupboard under, doorway opening with step up leads to:

KITCHEN

14'0" x 8'11" (4.27m x 2.72m)

Fully fitted modern wall and base level units with solid wood worktops and tiled splashbacks, Belfast sink unit, dual electric/gas range cooker with extractor hood over, integral slimline dishwasher, space and plumbing for a washing machine and fridge/freezer. Radiator, side aspect window, doorway opening to

REAR HALL

Cupboard housing the gas-fired combi boiler, radiator, side aspect door leads out to a small courtyard, door leads into

BATHROOM

11'9" x 7'6" (3.58m x 2.29m)

Comprising a four piece suite to include a corner panelled bath, mains fed shower cubicle, close coupled w.c and a pedestal washbasin. Radiator, side aspect window.

LANDING

Loft hatch with drop down ladder leads to boarded and insulated loft space, radiator, overstairs storage cupboard, doors lead to the three bedrooms.





BEDROOM ONE

13'10" x 13'4" (4.22m x 4.06m)

A large and light room with plenty of space for large furniture, vanity corner, radiator, front aspect window.

BEDROOM TWO

13'5" x 8'10" (4.09m x 2.69m)

Built in double wardrobe and desk, radiator, rear aspect double glazed upvc French doors lead out to the garden.

BEDROOM THREE

10'5" x 7'2" (3.18m x 2.18m)

Currently being used as an office, radiator, side aspect window.

PARKING

Opposite the property is a large gravelled driveway suitable for parking up to four vehicles.

OUTSIDE

The west-facing rear garden is accessed from the second bedroom, there is also a right of access in place to the side of the property with steps and a gate that lead up to the garden. The garden comprises a decked seating area that offers a great degree of privacy, lawned areas and a large shed. The garden is enclosed by fencing.

SERVICES

Mains electric, gas, water and drainage

WATER RATES

Severn Trent Water Authority - Rate TBC

LOCAL AUTHORITY

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

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.

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)

TENURE

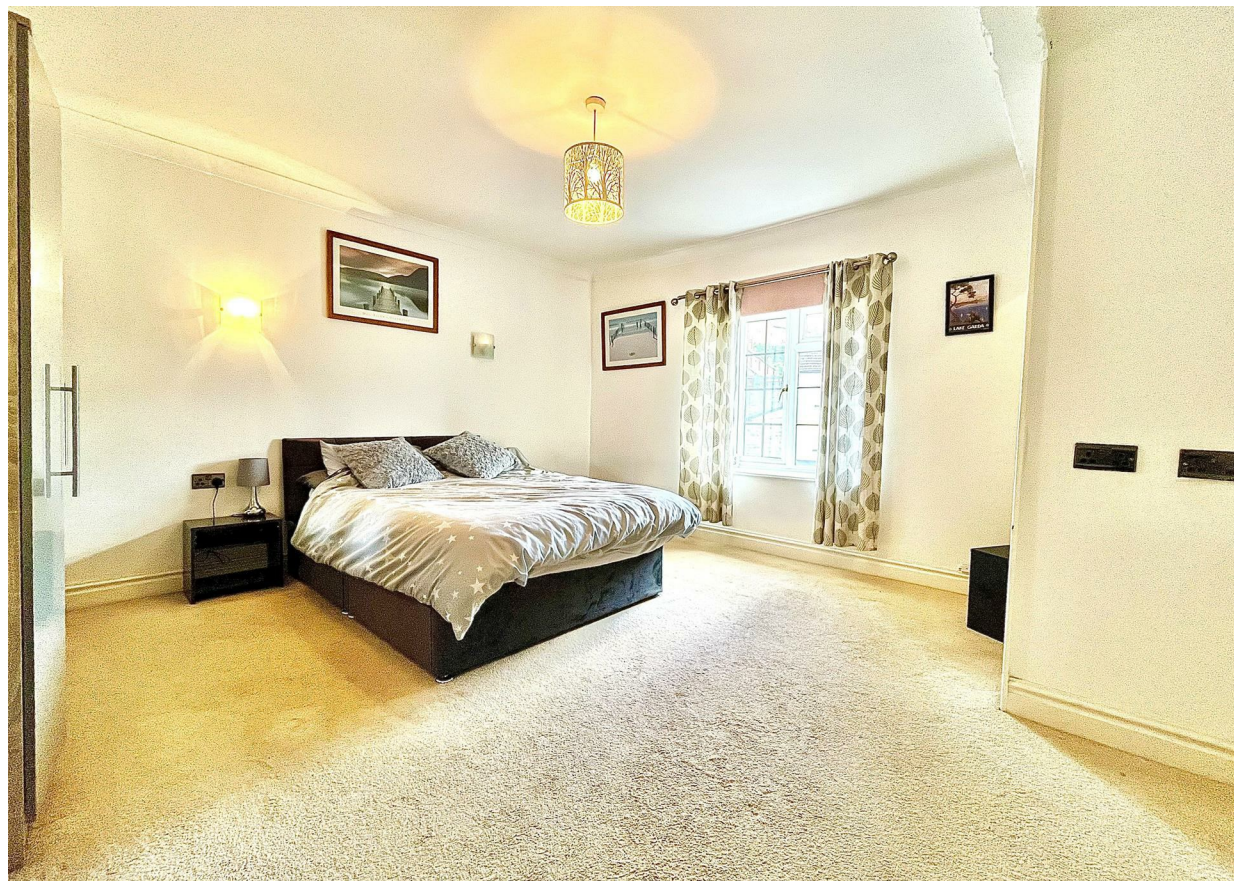
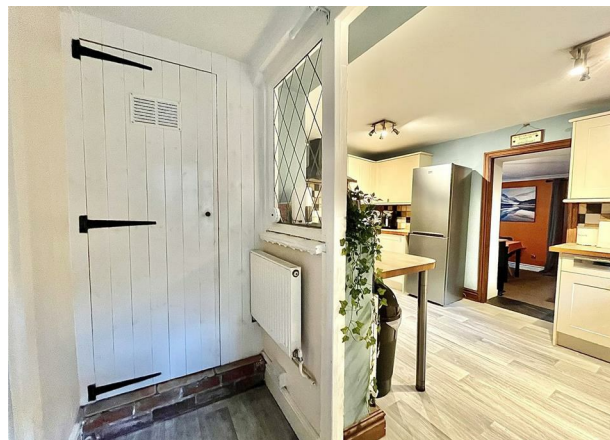
Freehold

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.

DIRECTIONS

From the Mitcheldean office proceed up the Stenders Road and in to the village of Drybrook. Proceed down the High Street and at the cross roads turn right on to Hawthorns Road. Take the left turn into Back Lane where the property can be found directly in front of you. No. 1 is the right hand property.



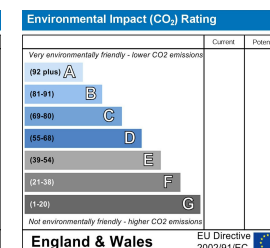
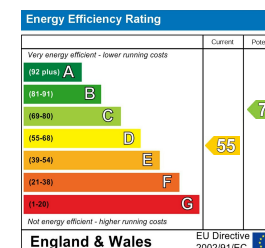




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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