

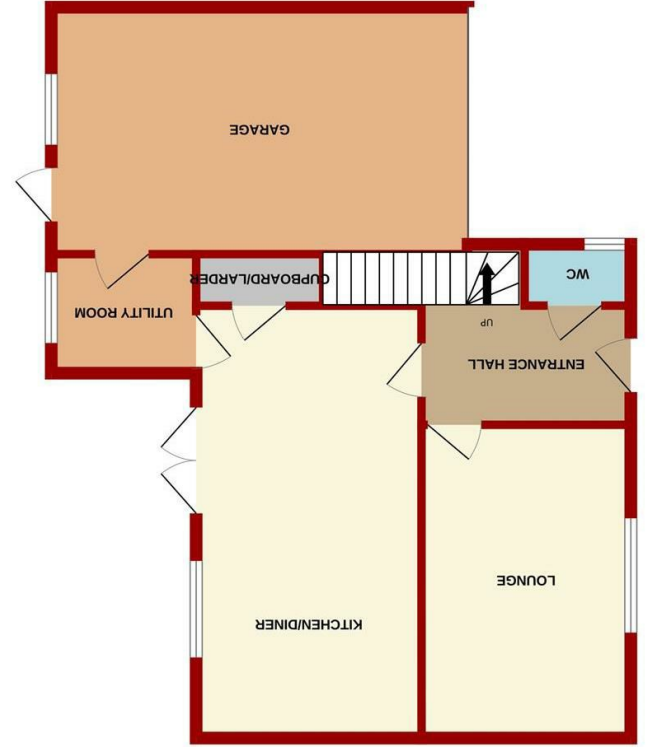
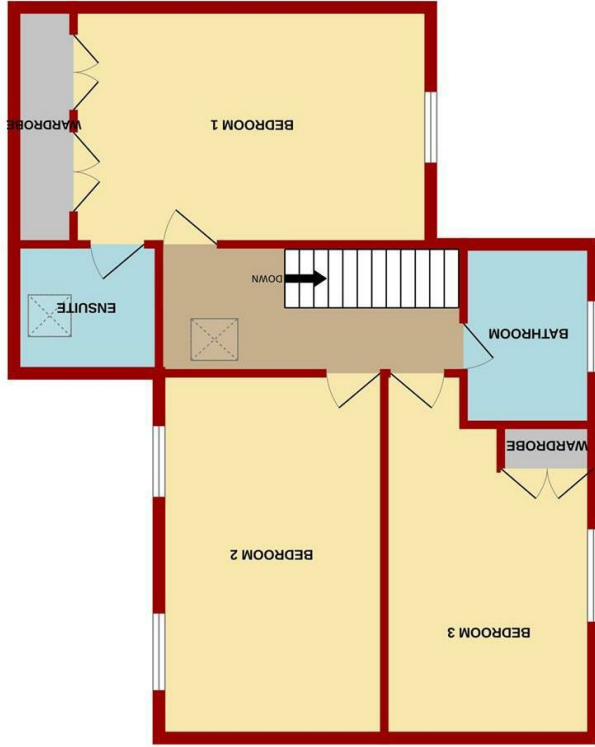


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 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where 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.

Energy Efficiency Rating	
Band	Score
A	93-100
B	81-92
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score
A	1-10
B	11-20
C	21-30
D	31-40
E	41-50
F	51-60
G	61-70



Calton Lan 1a Kells Road  
 Coleford GL16 7AB



STEVE GOOCH  
 ESTATE AGENTS | EST 1985

**£400,000**

This stunning three-bedroom link-detached property in Berry Hill is a perfect blend of modern style and practical living. Built in 2022, this home offers everything you could desire and more.

The spacious and well-appointed kitchen is perfect for family meals and entertaining, while the large wrap-around gardens provide the ideal space for outdoor enjoyment. The three double bedrooms provide ample space for a growing family or for guests, with the master bedroom boasting its own ensuite for added convenience and being located in the sought area and community of Berry Hill.

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Chapel, Take-away Restaurant, Hairdressers and Chemist. Sporting and social facilities within the village include Rugby and Cricket Club.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Property is accessed via partly glazed composite door into:

**ENTRANCE HALLWAY**

Radiator, power points, stairs to first floor landing, door giving access into:

**CLOAKROOM**

2'9 x 5'9 (0.84m x 1.75m)

Closed coupled W.C, radiator, side aspect UPVC double glazed frosted window, sink with tap over, inset ceiling spotlights.

**LOUNGE**

14'7 x 9'7 (4.45m x 2.92m)

Front aspect UPVC double glazed window, radiator, power points, television points, inset ceiling spotlights.

**KITCHEN/DINER**

10'5 x 20'0 (3.18m x 6.10m)

The dining area comprises of a large understairs cupboard/pantry, rear aspect UPVC double glazed patio doors giving access onto rear garden and radiator, a opening gives access into the kitchen area comprising of a range of wall, draw and base mounted units, built in oven, induction hob, extractor fan, built in fridge freezer, built in dishwasher, large larder, inset ceiling spotlights, one and a half bowl stainless steel drainer unit with tap over and rear aspect UPVC double glazed window. A doorway gives access into:

**UTILITY**

5'11 x 6'8 (1.80m x 2.03m)

Rear aspect UPVC double glazed window, a range of wall, draw and base mounted units, washer machine, Ideal combination boiler, radiator, power points, extractor fan, inset ceiling spotlights. A doorway gives access into the garage.

FROM THE ENTRANCE HALLWAY STAIRS GIVE ACCESS TO:

**FIRST FLOOR LANDING**

Rear aspect Velux wooden window, glass balustrades with wooden hand rail, radiator, power points, alarm system, inset ceiling spotlights.

**BEDROOM 1**

17'3 x 10'7 (5.26m x 3.23m)

Front aspect UPVC double glazed window, radiator, power points, built in wardrobe space. A doorway gives access into:

**EN SUITE**

5'11 x 6'3 (1.80m x 1.91m)

Rear aspect wooden Velux window, close coupled W.C, sink with tap over, walk in shower with mains Mira shower over, extractor fan, heated towel rail.

**BEDROOM 2**

10'1 x 17'2 (3.07m x 5.23m)

Two rear aspect UPVC double glazed windows, power points, radiator, built in wardrobe space.

**BEDROOM 3**

10'2 x 17'1 (3.10m x 5.21m)

Front aspect UPVC double glazed window, radiator, power point, built in wardrobe space.

**BATHROOM**

9'2 x 6'6 (2.79m x 1.98m)

Front aspect UPVC double glazed frosted window, close coupled W.C, modern panelled bath with bath taps over, heated towel rail, walk in shower with mains Mira shower over, sink with tap over, built in cupboard space, extractor fan, inset ceiling spotlights.

**OUTSIDE**

To the front of the property there is parking for several vehicles, a pathway leads up to the garden.

The rear garden comprises of a patio seating area, wrap around laid to lawn garden, flower borders, with a patio pathway leading around the property.

**GARAGE**

10'9 x 20'1 (3.28m x 6.12m)

Accessed via an electric roller door, rear aspect UPVC double glazed window, rear aspect partly frosted double glazed UPVC door giving access onto the rear garden, fuse box, power and lighting.

**SERVICES**

Mains water, electric, drainage and gas.

**WATER RATES**

Severn Trent - 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 Coleford town centre proceed to the traffic lights and turn left into Bank Street, continue along here and turn right signposted Berry Hill and proceed up the hill until reaching the crossroads. Continue straight over at the crossroads into Grove Road and take the first turning right into Coverham Road where after a short distance the property is located on your right hand side on the turning into Kells Road.

**PROPERTY SURVEYS**

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

