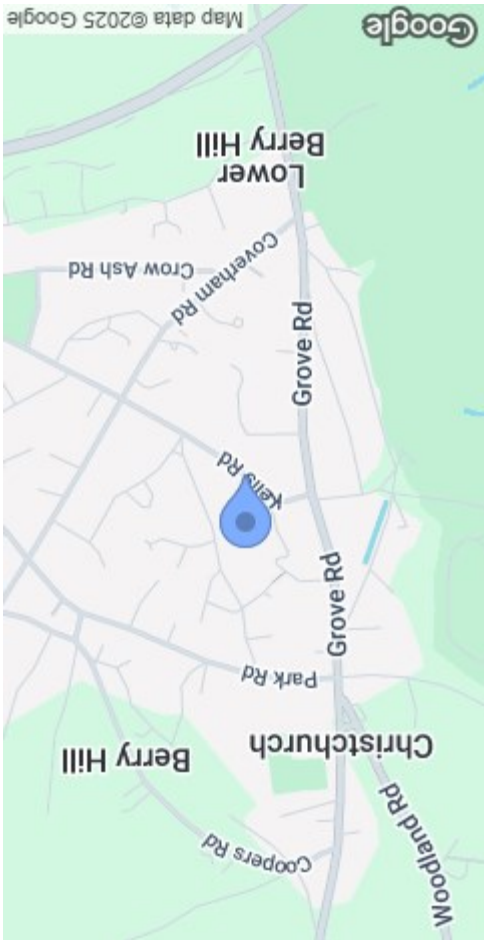




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environment Impact (CO ₂) Rating
A (93-100)	A (1-10)
B (81-92)	B (11-20)
C (69-80)	C (21-30)
D (55-68)	D (31-40)
E (39-54)	E (41-50)
F (21-38)	F (51-60)
G (1-20)	G (61-80)



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



Robins Nest Kells Road
Coleford GL16 8RB

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£499,950

THIS STUNNING, NEWLY BUILT PROPERTY IN THE SOUGHT-AFTER VILLAGE OF BERRY HILL BOASTS HIGH SPECIFICATIONS THROUGHOUT. THE OPEN-PLAN LIVING AREA SEAMLESSLY INTEGRATES THE KITCHEN AND DINING SPACE, PERFECT FOR MODERN LIVING. THE HOME FEATURES THREE DOUBLE BEDROOMS, WITH THE MASTER BEDROOM OFFERING AN EN-SUITE. OUTSIDE, YOU'LL FIND A BEAUTIFULLY LANDSCAPED GARDEN WITH A MARBLE PATIO, IDEAL FOR OUTDOOR RELAXATION. ADDITIONALLY, THE PROPERTY BENEFITS FROM SOLAR PANELS, ENHANCING ITS ENERGY EFFICIENCY.

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.



Accommodation

You enter the property in to the Entrance Hall complete with statement glass panelled staircase, from here there is a door to the downstairs double bedroom, W.C, Utility Room and Open-Plan Kitchen, Living and Dining Room, complete with multi-fuel burner and bifold doors out to the marble effect patio.

Moving upstairs we have Two Double Bedrooms, the Principle Bedroom having an En-Suite and then a separate Family Bathroom.

BEDROOM 3

11'8 x 11'5 (3.56m x 3.48m)

W/C

4'2 x 4'11 (1.27m x 1.50m)

UTILITY

7'3 x 5'2 (2.21m x 1.57m)

KITCHEN/DINING/LOUNGE

32'7 x 11'4 (9.93m x 3.45m)

BEDROOM 1

15'2 x 14'1 (4.62m x 4.29m)

EN SUITE

11'10 x 5'9 (3.61m x 1.75m)

BEDROOM 2

11'6 x 13'2 (3.51m x 4.01m)

BATHROOM

8'9 x 6'8 (2.67m x 2.03m)