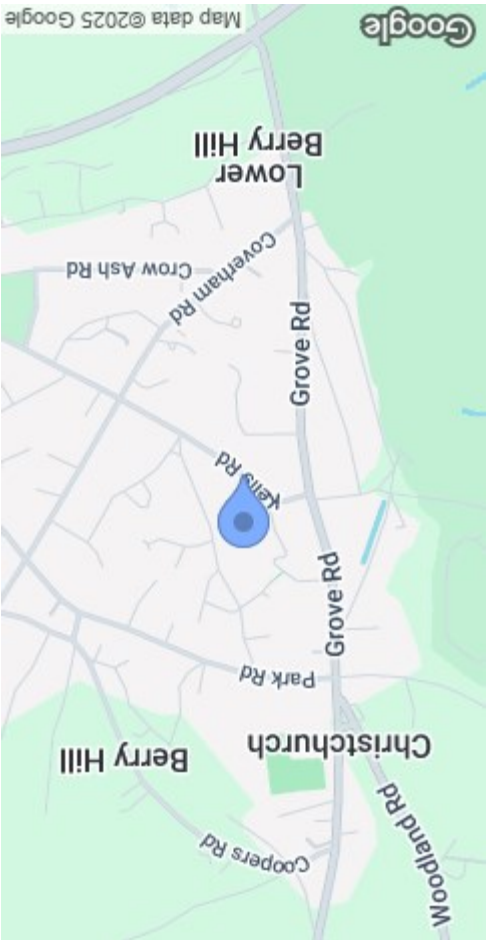


Country	Energy Efficiency Rating	Country	Environmental Impact (CO ₂) Rating
 England & Wales Net Energy Efficiency: Higher - Lower: CSD - 100%	100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%	 England & Wales Net Energy Efficiency: Higher - Lower: CSD - 100%	100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

Measurements are approximate. Not to scale. Illustrative purposes only
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£475,000

Set for completion in early 2026, this STUNNING NEWLY BUILT THREE-BEDROOM PROPERTY boasts a HIGH SPECIFICATION INSIDE AND OUT. The property features an OPEN-PLAN KITCHEN/DINING/LOUNGE area with BI-FOLDING DOORS providing access to the garden.

On the ground floor, the dormer bungalow also benefits from a SEPARATE W.C., UTILITY ROOM, and a DOWNSTAIRS BEDROOM. Upstairs, you'll find TWO DOUBLE BEDROOMS, with the MASTER benefiting from a STUNNING EN-SUITE with a LARGE WALK-IN SHOWER.

Outside, the property will boast a LARGE INDIAN SANDSTONE PATIO, perfect for summer days, along with a SEPARATE LAWN and a SPACIOUS PARKING AREA to the front.

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)