



1 Gerald's View Sun Rise Road
Bream, Lydney GL15 6HZ



STEVE GOOCH
ESTATE AGENTS | EST 1985

1 Gerald's View Sun Rise Road Bream, Lydney GL15 6HZ

£650,000

A BEAUTIFULLY PRESENTED and SPACIOUS FOUR-BEDROOM DETACHED FAMILY HOME, offering GENEROUS ACCOMMODATION throughout including a SELF-CONTAINED ANNEXE, all being set on an attractive plot of 1/5th OF AN ACRE.

The heart of the home is an EXCEPTIONAL OPEN-PLAN KITCHEN/DINING ROOM, complemented by a SEPARATE UTILITY ROOM and DOUBLE DOORS leading into a BRIGHT AND INVITING LOUNGE. The MASTER BEDROOM boasts a STYLISH ENSUITE and BI-FOLDING DOORS that open onto a CHARMING JULIET BALCONY, offering STUNNING VIEWS. Outside, the LANDSCAPED GARDENS provide MULTIPLE SEATING AREAS to relax and unwind. Additionally, the property benefits from a SELF-CONTAINED ANNEXE AND GARAGE, ideal for GUESTS OR EXTENDED FAMILY.

The village of Bream has a number of amenities including Shops, Post Office, Library, Chemist, Doctors Surgery, Primary School, Public House, Coffee Shop, Garage, Dog Groomers, Beauty Salon and Church.

The nearby market town of Coleford approximately 3½ miles away provide further facilities including secondary education, supermarkets, service stations and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities





The property is accessed via a partly double glazed composite door into:

ENTRANCE HALLWAY

11'02 x 6'08 (3.40m x 2.03m)

Tiled flooring, radiator, power points, understairs storage cupboard. Door into:

W.C./BOOT ROOM

8'10 x 5'08 (2.69m x 1.73m)

Tiled flooring, vanity wash hand basin, W,C, front aspect upvc double glazed window.

LOUNGE

16'05 x 11'01 (5.00m x 3.38m)

Radiator, power points, TV point, wood effect flooring, front aspect upvc double glazed window. Double doors leading into:

OPEN PLAN KITCHEN/DINING ROOM

KITCHEN

15'10 x 11'01 (4.83m x 3.38m)

Tiled flooring, beautifully fitted kitchen comprising of a range of base, wall and drawer mounted units, quartz worktops, stainless steel sink with tap over, space for range cooker, integrated fridge and freezer, breakfast bar with seating, partly tiled walls, power points, appliance points, inset ceiling spot lights, radiator, two rear aspect upvc double glazed windows.

DINING AREA

13'07 x 11'07 (4.14m x 3.53m)

Tiled flooring, radiator, power points, inset ceiling spotlights, bifolding doors leading out to the patio.

UTILITY ROOM

9'08 x 5'01 (2.95m x 1.55m)

Radiator, power points, tiled flooring, base mounted units, worktops, single bowl single drainer stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer and fridge freezer, side aspect upvc double glazed frosted window. Double glazed upvc frosted door.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:



LANDING

Radiator, power points, airing cupboard housing the combi boiler, rooflight. Door into:

BEDROOM 1

17'02 x 11'01 (5.23m x 3.38m)

Radiator, power points, rooflight, built in wardrobe, rear aspect bifold doors and Juliet balcony enjoying stunning views.

EN SUITE

7'11 x 6'00 (2.41m x 1.83m)

Tiled flooring, corner shower with tiled surrounds and mains shower, vanity wash hand basin, low level W.C, heated towel rail, tiled walls, inset ceiling spot lights, side aspect upvc double glazed frosted window.

BEDROOM 2

11'01 x 9'01 (3.38m x 2.77m)

Radiator, power points, built in wardrobe, front aspect upvc double glazed window.

BEDROOM 3

11'02 x 8'11 (3.40m x 2.72m)

Radiator, power points, built in wardrobe, built in cupboard, front aspect upvc double glazed window.

BEDROOM 4

8'10 x 7'10 (2.69m x 2.39m)

Radiator, power points, built in wardrobe, rear aspect upvc double glazed window.

BATHROOM

Recently refitted with tiled flooring, p shaped bath with mains shower over, vanity wash hand basin, W.C, heated towel rail, tiled walls, inset ceiling spotlights, rear aspect upvc double glazed frosted window.

OUTSIDE

Electric gates lead to the front of the property onto a gravelled driveway, front garden mostly laid to lawn with stone chipping path leading to the front door, additional parking to the side of the property to the garage and annexe.

DETACHED GARAGE

Power and lighting.

ANNEXE

The annexe is accessed via a partly double glazed upvc door into:

BEDROOM

19'06 x 10'00 (5.94m x 3.05m)

Wood effect flooring, radiator, power points, front and rear aspect upvc double glazed window. Stairs leading to:







KITCHEN/LIVING AREA

15'02 x 12'09 (4.62m x 3.89m)

Wood effect flooring, base mounted kitchen units with a rolled edge worktop, single bowl and drainer stainless steel sink unit with a mixer tap over, cooker, fridge, dining area, seating area, radiator, rooflights. Door into:

SHOWER ROOM

6'06 x 5'09 (1.98m x 1.75m)

Corner shower cubicle with tiled surround, low level W.C, vanity wash hand basin, heated towel rail, rooflight, inset ceiling spotlights.

NURSERY/DRESSING ROOM

6'09 x 5'09 (2.06m x 1.75m)

Radiator, power points, TV point, rooflight.

GARDEN

To the side of the garage, a gated access leads to a pathway running behind the garage and annexe, where you'll find a versatile storage space. Previously used as a chicken coop, this area could easily be repurposed as a private garden for the annexe.

The remainder of the rear garden is beautifully landscaped, predominantly laid to lawn, and complemented by a spacious patio. Enclosed by fencing and walling, it enjoys a desirable southwest-facing aspect. Additional features include a greenhouse with a brick base and a stylish decked area with a covered pergola, currently home to a hot tub. The entire garden benefits from an elevated position, offering stunning panoramic views.

SERVICES

Mains water, electricity, drainage and gas. Annexe is connected to bottled LPG.

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

To be advised.

LOCAL AUTHORITY

Council Tax Band: E

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.



VIEWINGS

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

On entering the village of Bream from the High Street, at the crossroads turn left by the school into Oakwood Road, proceed along here and take the first turning left into Sun Rise Road, continue along here where the house can be found on the right hand side.

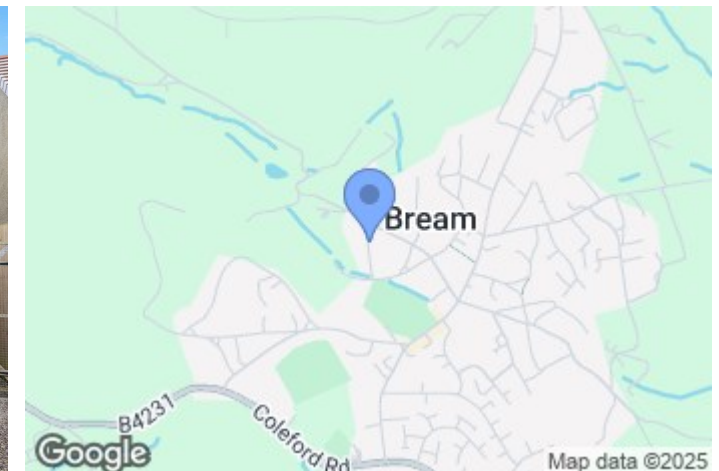
What3words: ///sardine.awesome.notifying

PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

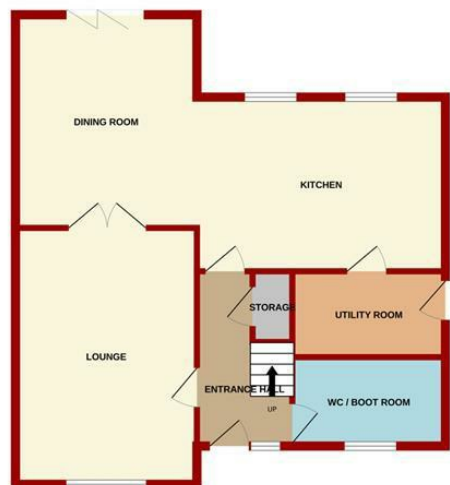
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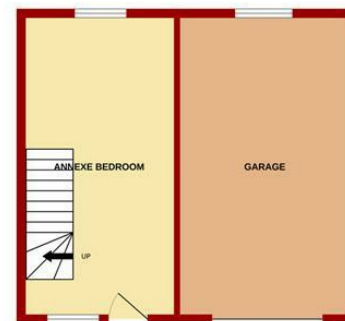
GROUND FLOOR



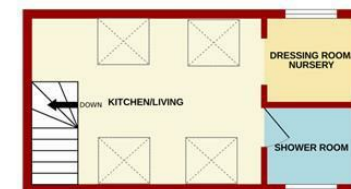
1ST FLOOR



ANNEXE GROUND FLOOR



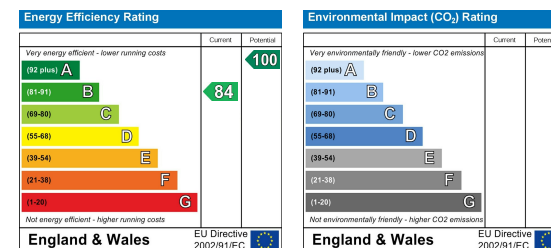
ANNEXE 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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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