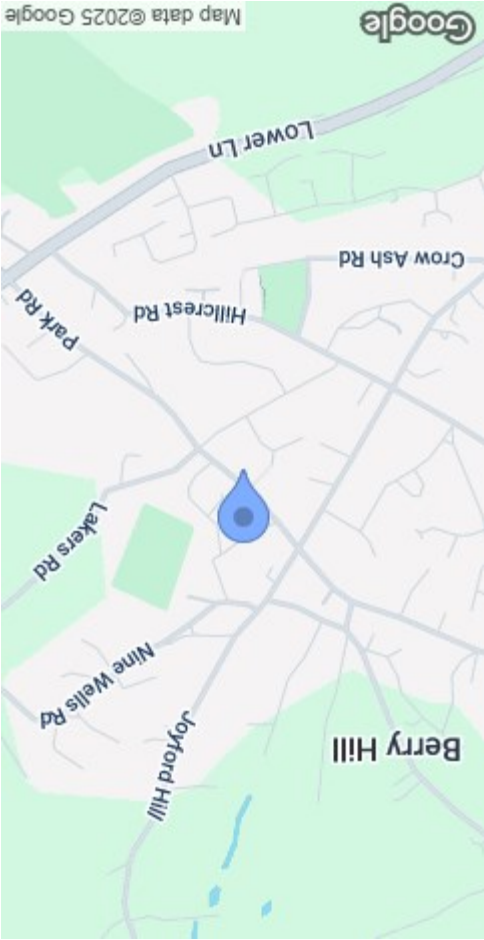


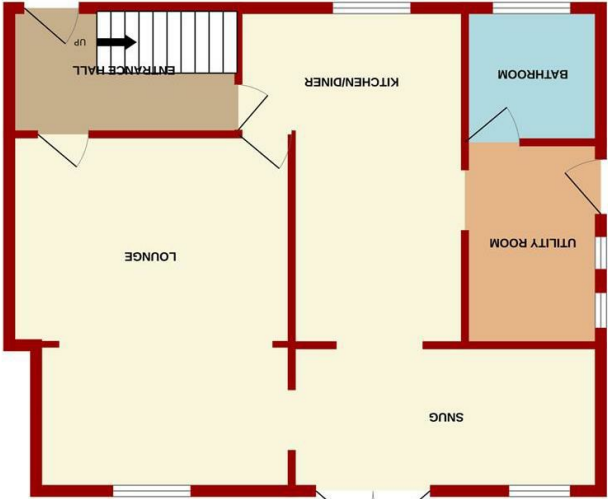
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
86		72	
Very energy efficient - low running costs		Very energy efficient - low running costs	
A		A	
(92-100)		(92-100)	
B		B	
(81-91)		(81-91)	
C		C	
(69-80)		(69-80)	
D		D	
(55-68)		(55-68)	
E		E	
(45-54)		(45-54)	
F		F	
(35-44)		(35-44)	
G		G	
(1-34)		(1-34)	
Not energy efficient - high running costs		Not energy efficient - high running costs	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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D		D	
(55-68)		(55-68)	
E		E	
(45-54)		(45-54)	
F		F	
(35-44)		(35-44)	
G		G	
(1-34)		(1-34)	
Not energy efficient - high running costs		Not energy efficient - high running costs	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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33 Park Road
Berry Hill, Coleford GL16 7QU

£325,000

IMMACULATELY PRESENTED and THOUGHTFULLY EXTENDED FOUR-BEDROOM SEMI-DETACHED HOME set in the highly sought-after village of BERRY HILL. Offering SPACIOUS OPEN-PLAN LIVING, a STYLISH KITCHEN-DINER WITH SEPARATE SNUG, and a FEATURE LOUNGE WITH WOOD-BURNING STOVE, this property perfectly blends MODERN COMFORT with CHARACTER CHARM. Outside, enjoy a LANDSCAPED REAR GARDEN WITH PERGOLA AREA and AMPLE OFF-ROAD PARKING - making this the ideal FAMILY HOME ready to move straight into.

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Pubs, Takeaway Restaurant, Petrol Station, Garage, Hairdressers, Chemist And Convenience Stores - One Including A Post Office. Sporting and Social Facilities Within The Village Include A Social Club, Gymnastics and Fitness Centre and a Rugby Club which houses Pitchside Café.

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.



ENTRANCE HALLWAY

Stepping through a part-glazed composite front door, you're greeted by a bright entrance hallway with frosted front aspect window, radiator, and stairs to the first-floor landing. From here, you have access into the kitchen/dining space and lounge area, creating a smooth and open flow through the ground floor.

LOUNGE

19'04" x 14'09" (5.89m x 4.50m)

Having been extended to accommodate large families, featuring a wood-burning stove with a wooden mantle, radiator, power points, rear aspect UPVC double glazed window and two Velux skylights The space has been cleverly arranged to offer an open-plan feel while maintaining distinct living and dining zones. An opening leads seamlessly into the snug.

SNUG

16'05" x 7'11" (5.00m x 2.41m)

A cosy and bright space, with rear aspect patio doors opening directly onto the garden, plus an additional rear UPVC window and Velux roof light. Includes radiator and power points, making this the perfect quiet spot, however it could also be used as a play room or a dining room - a truly flexible space.

KITCHEN/ DINING SPACE

17'00 x 18'00 (5.18m x 5.49m)

A stunning heart-of-the-home space featuring a range of modern base and wall units, double Belfast sink, and ample work surfaces. There's space for a large range-style cooker with gas hob, electric oven, radiator, and plentiful power points. Front aspect UPVC double glazed window and openings leading both to the snug and utility room provide fantastic natural flow.

UTILITY ROOM

7'11" x 11'10" (2.41m x 3.61m)

Practical and stylish, with two side aspect UPVC double glazed windows, part-glazed side door, base storage units, Belfast sink with mixer tap, and space for washing machine, dryer, and fridge. Finished with upright modern radiator and ample power points.

SHOWER ROOM

7'02" x 5'06" (2.18m x 1.68m)

A modern ground floor shower room comprising walk-in rainfall shower, close-coupled WC with space-saving washbasin above, chrome heated towel rail, part-tiled walls, extractor fan, and frosted front aspect window.

FIRST FLOOR LANDING

A generous landing area with two front aspect UPVC double glazed windows, radiator, power points, large loft access, and built-in storage cupboard.

BEDROOM ONE

15'04" x 8'11" (max) (4.67m x 2.72m (max))

A spacious double bedroom with rear aspect UPVC double glazed window, radiator, and power points.

BEDROOM TWO

11'11" x 14'05" (3.63m x 4.39m)

Another excellent double bedroom featuring rear aspect UPVC double glazed window, radiator, and power points.

BEDROOM THREE

11'11 x 11'02 (max) (3.63m x 3.40m (max))

Rear aspect UPVC double glazed window, radiator, and power points.

BEDROOM FOUR

7'04 x 9'03 (2.24m x 2.82m)

Front aspect UPVC double glazed window, upright modern radiator, and power points — ideal for use as a single bedroom, nursery, or home office.

FAMILY BATHROOM

6'6" x 10'7" (max) (1.98m x 3.23m (max))

Beautifully presented with corner bath and mixer taps, wash basin with vanity unit, WC, heated towel rail, part-tiled walls, and frosted front aspect window.

OUTSIDE

A generous frontage mainly laid with stone chippings, featuring floral borders and parking for several vehicles (note: curb not currently dropped). Side access leads through to the rear garden.

The rear garden has a fantastic recently laid L-shaped patio with external power points, floral borders, and a central lawned section. The garden also includes a large storage shed and an undercover pergola area, perfect for entertaining or relaxing outdoors.

SERVICES

Mains gas, electric, water and drainage.

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.

LOCAL AUTHORITY

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

WATER RATES

Severn Trent - rates to be advised.

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

From Coleford town centre proceed to the traffic lights and turn left into Bank Street, continue along turning right signposted Berry Hill and proceed up the hill. On reaching the crossroads turn right, at the traffic lights turn left into Park Road. Follow the road along until the property can be found on the left hand side via our for sale board.

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

These details are yet to be approved by the vendor. Please contact the office for verified details.

