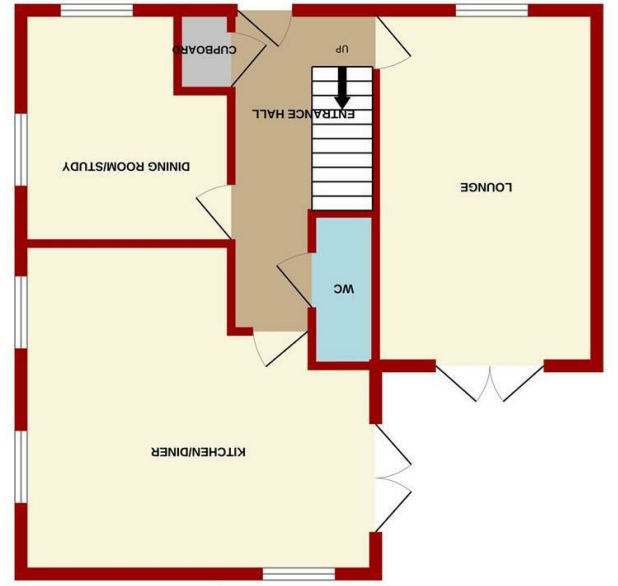
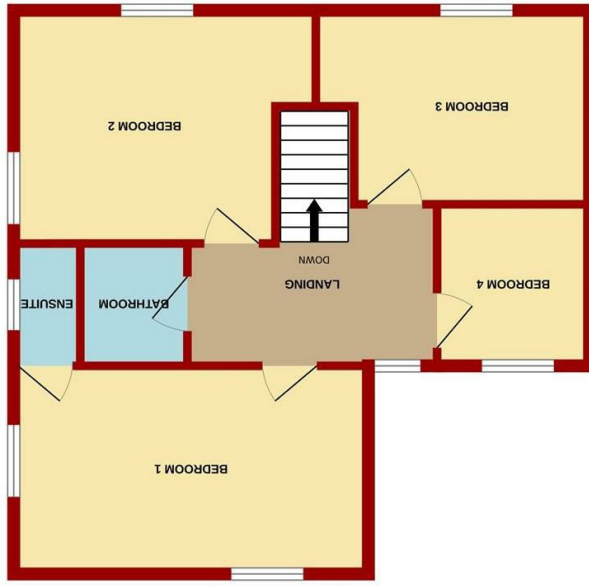




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-95



8 Trenchard Drive
 Coleford GL16 7SL

Offers Over £355,000

Built in 2022, this beautiful and very well presented property is situated within the popular Berry Hill Barratt's development with 8 years remaining on the NHBC warranty. The property boasts four generous bedrooms, a low-maintenance garden, off-road parking for multiple vehicles & garage/workshop. Additionally, the property features a stunning upgraded kitchen/diner. The property is also being sold as no onward chain.

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 a partly glazed composite door into:

ENTRANCE HALLWAY

Understairs storage space, stairs to first floor landing, alarm system, a doorway gives access into:

LOUNGE

16'3 x 10'1 (4.95m x 3.07m)

Front aspect UPVC double glazed window, radiator, power points, television point, rear aspect UPVC double glazed patio doors giving access out onto the rear garden.

DINING ROOM/STUDY

9'7 x 10'8 (2.92m x 3.25m)

Front and side aspect UPVC double glazed windows, radiator, power points, television point.

CLOAKROOM

2'11 x 5'5 (0.89m x 1.65m)

Close coupled W.C, sink with tap over, radiator, extractor fan.

KITCHEN/DINER

15'2 x 15'0 (4.62m x 4.57m)

Side and rear aspect UPVC double glazed windows, side aspect UPVC double glazed patio door giving access out onto the rear garden, a range of base, draw and wall mounted units, an upgraded kitchen, AEG built in oven, built in AEG five ring gas hob with extractor fan, AEG washing machine, wine cooler, fridge freezer, dishwasher, stainless steel double drainer unit with mixer tap over, island/breakfast bar with space for breakfast chairs underneath, radiator, power points.

FROM THE ENTRANCE HALLWAY STAIRS GIVE ACCESS UP TO:

FIRST FLOOR LANDING

Rear aspect UPVC double glazed window, loft access space, radiator, power points.

BEDROOM 1

15'1 x 10'1 (4.60m x 3.07m)

Side and rear aspect UPVC double glazed windows, built in wardrobe space, power points, television point, radiator, heating control, a doorway gives access into:

EN-SUITE

3'1 x 6'9 (0.94m x 2.06m)

Side aspect UPVC double glazed frosted window, close coupled W.C, sink with tap over, built in storage cupboard, shaver point, radiator, walk in shower with mains shower overhead, extractor fan.

BEDROOM 2

14'8 x 10'1 (4.47m x 3.07m)

Front and side aspect UPVC double glazed windows, built in wardrobe space, radiator, power points.

BEDROOM 3

10'2 x 12'3 (3.10m x 3.73m)

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

BEDROOM 4

7'0 x 7'5 (2.13m x 2.26m)

Rear aspect UPVC double glazed window, radiator, power points, built in wardrobe space.

BATHROOM

6'9 x 5'7 (2.06m x 1.70m)

Close coupled W.C, sink with tap over, radiator, built in storage unit, modern panelled bath with bath taps over and mains shower overhead.

OUTSIDE

To the front of the property a pathway leads up to the front garden with floral borders.

The rear of the property comprises of a patioed area leading into a low maintenance garden consisting of stone chippings, a further raised patio area perfect for seating, outside power, a storage shed, a summer house, all surrounded by walling and fencing. A gate at the rear gives access to the garage and driveway offering off road parking for several vehicles.

GARAGE

10'8 x 20'8 (3.25m x 6.30m)

Workshop benches, power, lighting, overhead storage, accessed via a manual Up and Over door.

SERVICES

Mains water, electricity, 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, where the property can be found on the left hand side.

PROPERTY SURVEYS

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