


# 27 Forest Edge
Drybrook GL17 9HY

STEVE GOOCH
ESTATE AGENTS | EST 1985

# 27 Forest Edge

## Drybrook GL17 9HY

**Guide Price £395,000**

**A SPACIOUS FOUR BEDROOM, TWO RECEPTION, TWO BATHROOM DETACHED MODERN FAMILY HOME built in 2014 located on the outskirts of DRYBROOK close to WOODLAND WALKS and local SHOPS and AMENITIES, also being within the DENE MAGNA SECONDARY SCHOOL catchment area. The property offers a 17FT. LIVING ROOM, 13FT. DINING ROOM, FITTED KITCHEN with built in appliances and a W.C, with PRINCIPAL BEDROOM having EN-SUITE SHOWER ROOM, THREE FURTHER GOOD SIZED BEDROOMS and FAMILY BATHROOM on the first floor. Additional benefits include a GATED DRIVEWAY, LAWNED GARDEN with brick built shed and OIL-FIRED CENTRAL HEATING.**

Drybrook is a village located in the Forest of Dean district of Gloucestershire, England. Situated in the western part of the Forest of Dean, it is about 3 miles north of the town of Cinderford.

The village offers a rural atmosphere, making it an ideal location for those seeking a quieter lifestyle. The surrounding forest and woodlands provide opportunities for walking, cycling, and exploring nature. The village is located near the start of the famous Wysis Way long-distance footpath, which offers scenic views and connects to other parts of the Forest of Dean.

The village has a strong community spirit and a range of amenities to serve its residents. These include a chemist, general stores, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, petrol station with well-stocked shop, garage & MOT centre, public house, social club, and a bus service to Gloucester and surrounding areas.

Sports enthusiasts can enjoy the local rugby club, which has a strong presence in the village and actively engages in the community.



A side aspect upvc double glazed door leads into;

## ENTRANCE HALL
A bright and welcoming space with part tiled and part laminate wood effect flooring, underfloor heating, stairs lead to the first floor landing, doors lead off to the kitchen, living room, dining room and w.c.

## KITCHEN
### 11'04 x 9'04 (3.45m x 2.84m)
Fully fitted wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl stainless steel sink unit with drainer, integral electric oven, induction hob and extractor hood, integral fridge/freezer, space and plumbing for a washing machine and tumble dryer or dishwasher, tiled floor with underfloor heating, front and side aspect windows.

## LIVING ROOM
### 17'04 x 16'03 (5.28m x 4.95m)
A great space for entertaining or relaxing as a large family with a front aspect bay window, underfloor heating, side aspect French doors lead out to the garden.

## DINING ROOM
### 13'01 x 9'06 (3.99m x 2.90m)
Laminate wood effect flooring with underfloor heating, side aspect French doors lead out to the garden.

## W.C
Comprising a low level w.c, pedestal washbasin with tiled splashbacks, tiled floor, obscured rear aspect window. Cupboard housing the underfloor heating manifolds.

## LANDING
A spacious landing with airing cupboard, radiator, obscured side and rear aspect windows, skylight, doors lead off to the four bedrooms and family bathroom.

## BEDROOM ONE
### 16'03 max x 10'04 (4.95m max x 3.15m)
Radiator, tv point, front aspect window, door leads into;













## EN-SUITE SHOWER ROOM
Shower cubicle with mains fed shower and tiled surround, low level w.c, pedestal washbasin, heated towel rail, tiled floor, obscured side aspect window.

## BEDROOM TWO
13'00 x 8'01 (3.96m x 2.46m)
Radiator, side aspect window with lovely far reaching views.

## BEDROOM THREE
12'11 x 8'01 (3.94m x 2.46m)
Radiator, side aspect window with far reaching views.

## BEDROOM FOUR
11'05 x 7'04 (3.48m x 2.24m)
Radiator, front aspect window.

## FAMILY BATHROOM
8'09 x 5'03 (2.67m x 1.60m)
Comprises a bath with electric shower over, low level w.c, pedestal washbasin with tiled splashbacks, heated towel rail, tiled floor, obscured side aspect window.

## PARKING
To the front, a pair of wooden five bar gates opens onto the tarmac driveway for two/three vehicles.

## OUTSIDE
There is a small patch of lawn with a path that leads around the property.

The garden is predominantly set to the west side of the property and is laid to lawn and partially enclosed by fencing. There is a useful brick built shed.

## DIRECTIONS
From the Mitcheldean Office, proceed up the Stenders Hill and into the village of Drybrook. Take the first right turning into Mannings Road followed by the first left into Morman Close. Filter right, taking you into Forest Edge where the property can be found immediately on the right hand side as per our for sale board.

## SERVICES
Mains water, drainage, electricity. Oil. Underfloor heating.

## 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

Severn Trent Water Authority

## 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.

## MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

## AWAITING VENDOR APPROVAL

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









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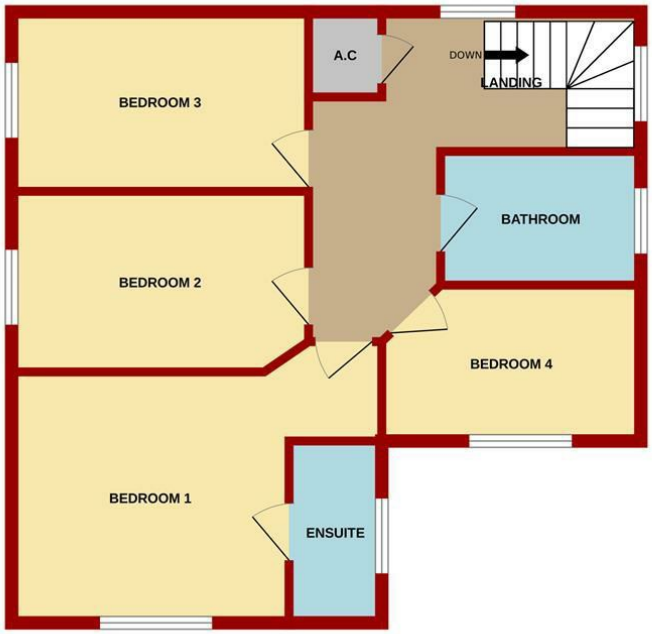



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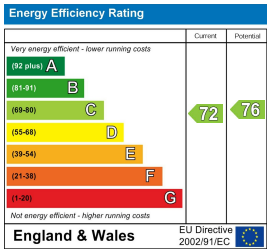
GROUND FLOOR

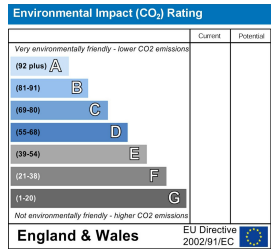



1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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