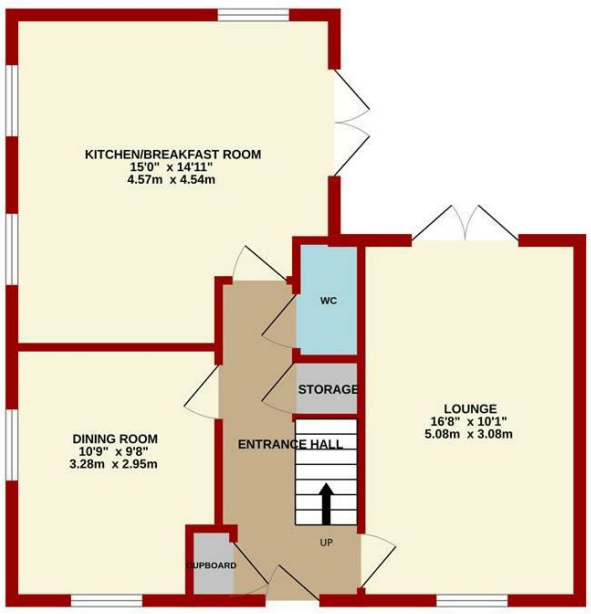
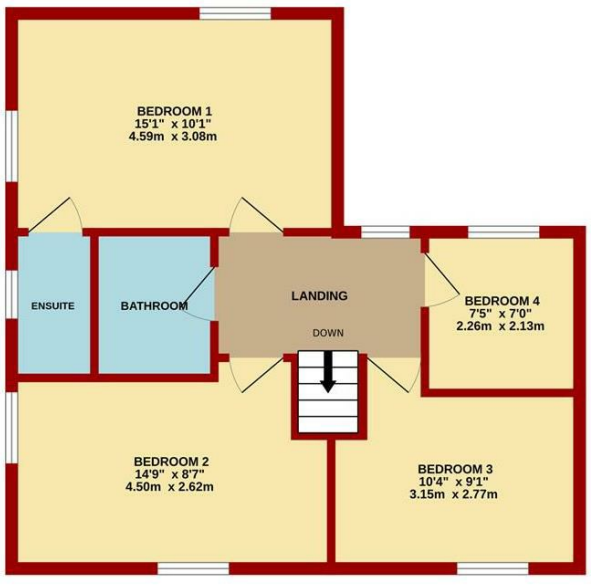
1 Crabtree Meadow
Berry Hill, Coleford GL16 7RL

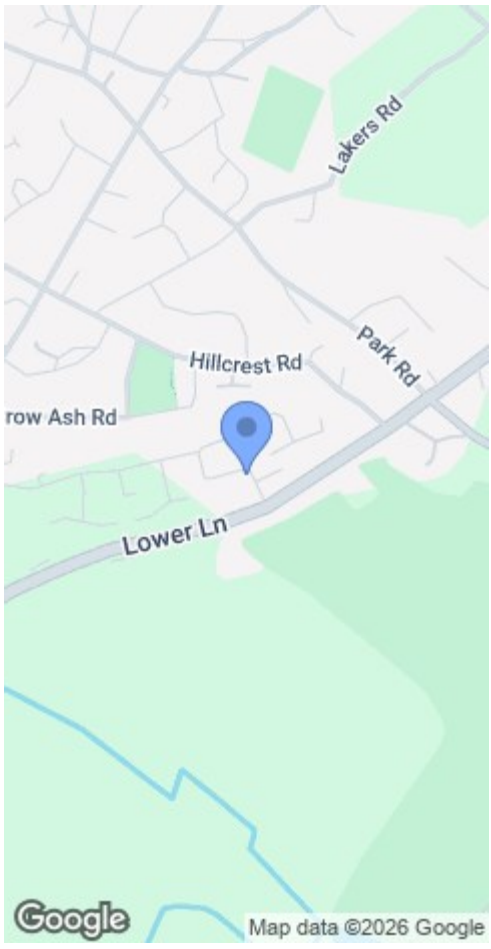
STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.





TOTAL FLOOR AREA : 1234 sq.ft. (114.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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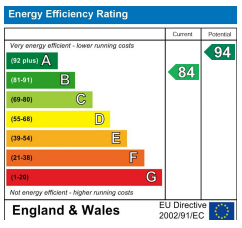

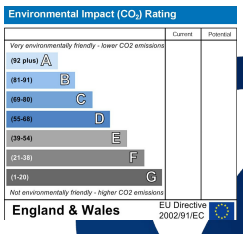

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

£375,000

A beautifully presented FOUR BEDROOM DETACHED HOUSE situated in a desirable residential location in Berry Hill, benefiting from a HIGH-SPECIFICATION KITCHEN/DINER, TWO RECEPTION ROOMS, EN-SUITE TO BEDROOM ONE, GARAGE AND DRIVEWAY PARKING. The property further benefits from a PRIVATE, LEVEL REAR GARDEN enjoying a westerly aspect, providing an excellent space for outdoor entertaining and enjoying the afternoon and evening sunshine.

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
6'07 x 14'10 (2.01m x 4.52m)
Accessed via a composite entrance door, with LVT flooring, radiator, power points, a useful storage cupboard and a separate coat storage cupboard. Door to:

CLOAKROOM
2'11 x 5'06 (0.89m x 1.68m)
Low-level WC, pedestal wash hand basin with tiled splashback, radiator and extractor fan.

KITCHEN/DINER
14'11 x 15'0 (4.55m x 4.57m)
A superb, high-specification kitchen fitted with a comprehensive range of units, complemented by quartz worktops incorporating a matching moulded drainer. Inset one-and-a-half-bowl stainless steel sink unit with mixer tap, integrated dishwasher, washing machine, wine fridge, AEG double ovens and fridge/freezer. A central island incorporates a breakfast bar, providing an ideal space for informal dining and entertaining. Inset ceiling spotlights, decorative pendant lighting, radiator, power points and continuation of the LVT flooring. Side and rear aspect UPVC double-glazed windows and side aspect UPVC double-glazed double doors providing access to the rear garden.

LOUNGE
10'01 x 16'08 (3.07m x 5.08m)
A spacious reception room with radiator, power points, front aspect UPVC double-glazed window and rear aspect UPVC double-glazed double doors opening onto the garden.

DINING ROOM
9'08 x 10'09 (2.95m x 3.28m)
A further reception room with continuation of the LVT flooring, radiator, power points and front and side aspect UPVC double-glazed windows.

FIRST FLOOR LANDING
Stairs rise to the first-floor landing, with radiator, power points and access to the loft space. Doors lead to:

BEDROOM ONE
15'01 x 10'01 (4.60m x 3.07m)
A generous principal bedroom with radiator, power points and side and rear aspect UPVC double-glazed windows. Door to:

EN-SUITE SHOWER ROOM
3'10 x 6'09 (1.17m x 2.06m)
Fitted with a double shower enclosure with mains-fed shower and close-coupled tiling, low-level WC and pedestal wash hand basin with tiled splashback. Heated towel rail and side aspect UPVC double-glazed frosted window.

BEDROOM TWO
14'09 x 8'07 (4.50m x 2.62m)
A double bedroom with radiator, power points and front and side aspect UPVC double-glazed windows.

BEDROOM THREE
10'04 x 9'01 (3.15m x 2.77m)
A further bedroom with radiator, power points, built-in storage incorporating shelving, drawers and hanging space, together with a front aspect UPVC double-glazed window

BEDROOM FOUR
7'00 x 7'05 (2.13m x 2.26m)
With radiator, power points and rear aspect UPVC double-glazed window.

BATHROOM
5'07 x 6'09 (1.70m x 2.06m)
Fitted with a white suite comprising a panelled bath with mains-fed shower over and close-coupled tiling, low-level WC and pedestal wash hand basin with tiled splashback. Heated towel rail and extractor fan.

OUTSIDE
To the front of the property is a driveway providing off-road parking for two vehicles, together with an up-and-over garage door giving access to the garage, which benefits from power and lighting. Gated side access leads to the rear garden.

GARAGE
Accessed via an up-and-over door, with power and lighting.

GARDEN
A particularly attractive feature of the property is the completely level, enclosed rear garden, bounded by brick walling and enjoying a high degree of privacy, with no neighbouring properties immediately to the side or rear. The garden incorporates a patio seating area, with a pathway leading to a composite decking seating area, while the remainder is laid to lawn. Benefiting from a predominantly westerly aspect, the garden enjoys excellent afternoon and evening sunshine, making it ideal for outdoor dining, entertaining and relaxation.

SERVICES
Mains - Water, Electricity, Drainage and Gas

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 - Rates are to be confirmed

LOCAL AUTHORITY
Council Tax Band: D
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
From Coleford town centre, turn left at the traffic lights on to Bank Street then on to Staunton Road. Turn right onto The Gorse and then take a right at the crossroads. Turn left into Crabtree Meadow, follow the road along an the property can be found on the right hand side as seen by 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.