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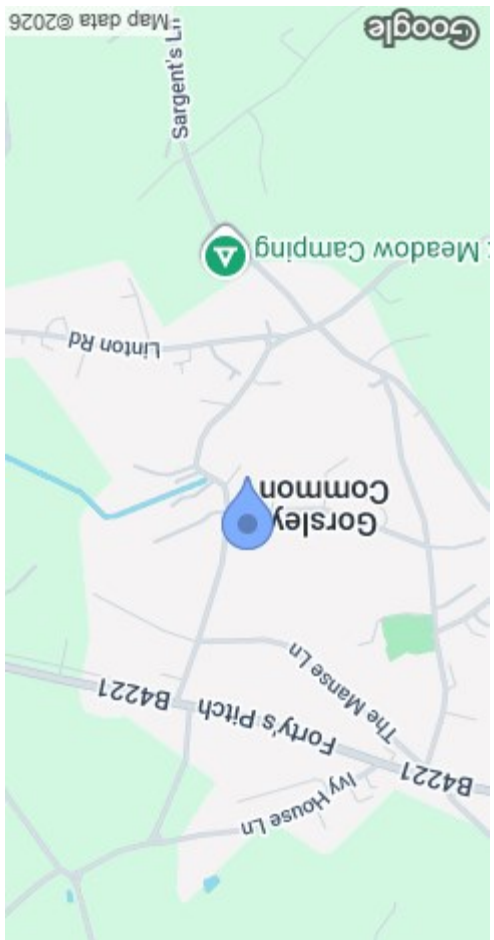
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information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



3 Dalebrook

Gorsley, Ross-On-Wye HR9 7SX

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £395,000

A RARELY AVAILABLE EXTENDED THREE BEDROOM LINK DETACHED BUNGALOW with THREE RECEPTIONS plus SUN ROOM, PRIVATE MATURE WEST FACING REAR GARDENS, GARAGE and OFF ROAD PARKING, all being offered with NO ONWARD CHAIN.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.

Entrance via double glazed sliding patio doors into:

ENTRANCE PORCH
Half glazed door through to:

ENTRANCE HALL
Built-in cupboard, airing cupboard with lagged hot water tank and slatted shelving, radiator, access to roof space via loft ladder.

LOUNGE
15'6 x 14'5 (4.72m x 4.39m)
Single radiator, large front aspect window overlooking the gardens. Door to:

DINING ROOM
10'4 x 10'0 (3.15m x 3.05m)
Double radiator. Opening through to:

SUN ROOM
8'10 x 8'1 (2.69m x 2.46m)
Double radiator, rear aspect window with a private outlook over the gardens. Double glazed sliding patio door through to the side.

STUDY
9'6 x 8'10 (2.90m x 2.69m)
Double radiator, rear aspect window overlooking the gardens.

UTILITY
6'5 x 3'5 (1.96m x 1.04m)
Sink, fitted cupboard, plumbing for washing machine. Door to the garage.

KITCHEN / BREAKFAST ROOM
10'11 x 10'11 (3.33m x 3.33m)
One and a half bowl single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, breakfast bar, fitted cooker hood, plumbing for dishwasher, space for fridge / freezer, double radiator, rear aspect window with a private outlook over the gardens. Half glazed frosted door through to the rear.

BEDROOM 1
14'4 x 10'5 (4.37m x 3.18m)
Range of fitted bedroom furniture to include wardrobes, dressing table, drawers and shelving area etc., double radiator, front aspect window.

BEDROOM 2
10'4 x 10'5 (3.15m x 3.18m)
Single radiator, vanity wash hand basin with tiled splashback, cupboards under, rear aspect window with a private outlook over the gardens. Archway to:

EN-SUITE SHOWER ROOM
Fitted shower cubicle and tray, shower, tiled surround, close coupled WC, single radiator, rear aspect frosted window.

BEDROOM 3
10'6 x 7'9 (3.20m x 2.36m)
Single radiator, front aspect window.

BATHROOM
Coloured suite comprising bath with electric shower over, tiled surround, close coupled WC, pedestal wash hand basin with tiled splashback, single radiator, tiled flooring, rear aspect frosted window.

OUTSIDE
A tarmac driveway, suitable for the parking of three vehicles, leads through to:

ATTACHED SINGLE GARAGE
16'0 x 8'10 (4.88m x 2.69m)
Accessed via up and over door, power and lighting, outside water tap, personnel door to the utility.

To the front of the property, there is a lawned area, steps up to the front door, raised pathway, outside lighting, borders with shrubs. A wide gated side access, where you will find the wall mounted oil-fired central heating and domestic hot water boiler, leads through to enclosed good sized rear garden where there is a large paved patio area, further outside lighting, steps up to lawned area. There are interspersed flower beds and borders, an abundance of mature shrubs, trees, bushes etc., outside power point, outside tap. The west facing rear gardens is enclosed by fencing and hedging surround and is private. The rear garden measures approximately 50' x 50'.

SERVICES
Mains electricity, water and drainage, oil-fired central 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
Welsh Water - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: E
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

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 Newent, proceed along the B4221 passing through Kilcot and into Gorsley until you see a turning left into Quarry Lane. Proceed down here and Dalebrook can be found on the right hand side. Turn right into Dalebrook and it is the second bungalow on your right hand side as marked 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).