Dean
ESTATE AGENTS

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Ridgeway Avenue

Berry Hill, Coleford, GL16 7SF

Offers Over £254,000

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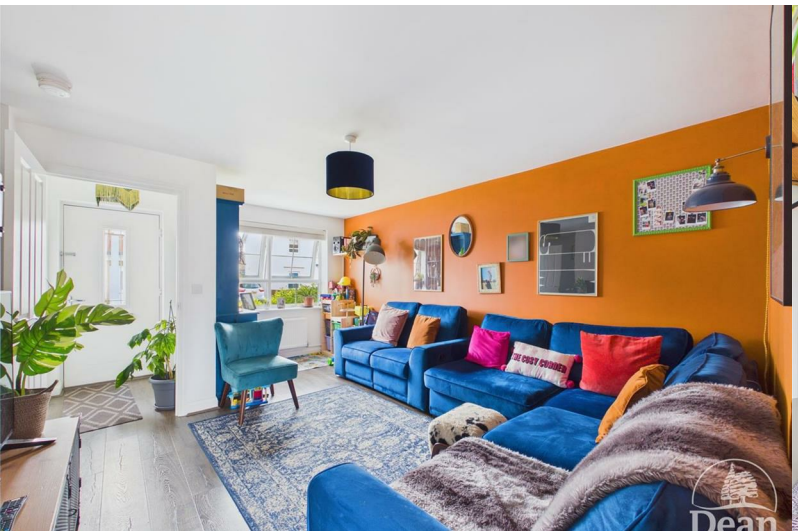


A beautifully presented family home, situated within the highly sought-after Forest Grove development in the popular village of Berry Hill. Built in 2021, this modern property offers stylish, well-appointed accommodation throughout, with the added reassurance of approximately five years remaining on the NHBC warranty.

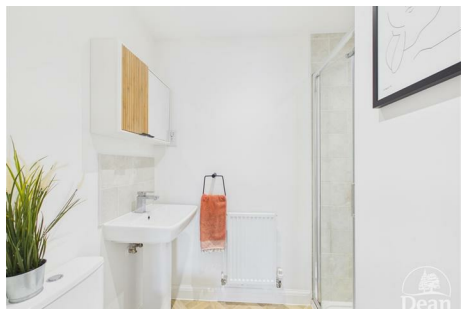
The accommodation has been thoughtfully designed to suit modern family living, featuring a spacious & inviting lounge alongside an upgraded kitchen/dining room, providing an excellent space for both everyday living & entertaining. To the rear, the property benefits from a beautifully maintained, private garden which is not overlooked, offering a peaceful setting for outdoor dining and relaxation.

To the first floor are three well-proportioned bedrooms, including a generous master bedroom with its own en-suite shower room. Further benefits include off-road parking for two vehicles & an electric vehicle charging point, adding to the practicality & appeal of this attractive modern home.

Berry Hill is a desirable & well-established village on the edge of the picturesque Forest of Dean, combining a welcoming community atmosphere with convenient access to everyday amenities. The village offers a convenience store with post office, pharmacy, takeaways, hairdressers, a popular public house and an active rugby club.

The location is particularly appealing to families, with Berry Hill Primary School & Five Acres High School both within easy walking distance. Surrounded by beautiful countryside and extensive woodland, residents can enjoy a wealth of scenic walks, cycling routes and outdoor activities close to home.

Offering an excellent combination of modern living, a private rear garden & a desirable village setting, this attractive home is perfectly suited to families, professionals & those looking to enjoy everything the Forest of Dean has to offer.



Approached via a partly glazed composite door into:

Entrance Hallway:
3'8 x 4'4 (1.12m x 1.32m)
Radiator, power & lighting, fuse board, doors to lounge & cloakroom.

Cloakroom:
3 x 5'2 (0.91m x 1.57m)
Close-coupled W.C., wash hand basin with mixer tap, radiator, extractor fan, shelving, lighting.

Lounge:
11'7 x 16'1 (3.53m x 4.90m)
Front aspect UPVC double glazed window, radiator, TV point, power & lighting, stairs leading to the first floor landing, door to kitchen/dining room.

Kitchen/Dining Room:
14'10 x 10'4 (4.52m x 3.15m)
Rear aspect UPVC double glazed window, UPVC double doors providing access to the garden, fitted kitchen with an upgraded range of base, wall and drawer units, built-in oven, gas hob with extractor over, integrated dishwasher, space & plumbing for washing machine, space for large fridge/freezer, inset ceiling spotlights, radiator, power, understairs storage cupboard, cupboard housing the boiler.

First Floor Landing:
6'3 x 11'10 (1.91m x 3.61m)
Loft access, radiator, power & lighting, storage cupboard.

Bedroom One:
8'5 x 11'6 (2.57m x 3.51m)
Front aspect UPVC double glazed window, radiator, power & lighting, door to en-suite.

En-Suite:
8'4 x 4'5 (2.54m x 1.35m)
Walk-in shower with mains shower and tiled surround, wash hand basin with mixer tap, close-coupled WC.., radiator, shaver point, ceiling spotlights, extractor fan.

Bedroom Two:
8'5 x 10'2 (2.57m x 3.10m)
Rear aspect UPVC double glazed window, radiator, power & lighting.

Bedroom Three:
6'4 x 8'7 (1.93m x 2.62m)
Front aspect UPVC double glazed window, radiator, power & lighting.

Bathroom:

6'2 x 5'5 (1.88m x 1.65m)

Rear aspect UPVC double glazed frosted window, panelled bath with taps over, wash hand basin with mixer tap, close-coupled W.C., radiator, ceiling spotlights, extractor fan.

Outside:

To the front, steps with a handrail leads to the front door, with a lawned area & established shrubs.

The rear garden is well maintained & non-overlooked, comprising of a large patio/seating area, lawn, pathway & decorative stone chippings. Additional benefits include outdoor power, lighting, water tap & a garden shed. The garden is enclosed by fencing with gated side access leading to off road parking.

Parking:

Two allocated parking spaces with electric vehicle charging point.

Agents Note:

Estate management fee approximately £250 per annum (This charge is yet to be set up).

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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map

Hybrid Map

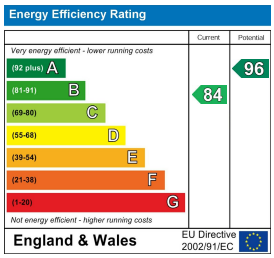
Terrain Map

Floor Plan

Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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