Dean
ESTATE AGENTS

Tel: 01594 835751
Email: coleford@deanestateagents.co.uk

Trenchard Drive

Berry Hill, Coleford, GL16 7SL

Offers Over £325,000

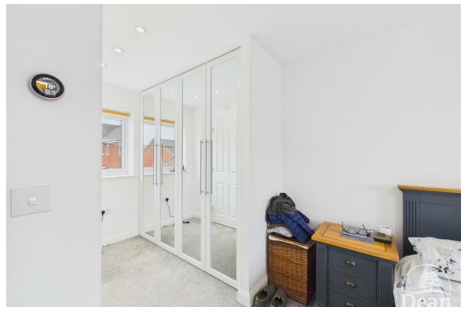
3 2 1 B

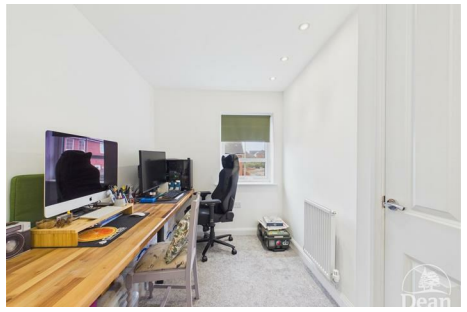
A beautifully presented three bedroom detached home, offering spacious and versatile accommodation throughout, ideal for modern family living.

The ground floor comprises a generous lounge, perfect for relaxing & entertaining, together with a well appointed kitchen/dining room which forms the hub of the home and provides an excellent space for both everyday meals and social occasions. A useful utility room adds further practicality, while the cloakroom completes the ground floor accommodation. Upstairs, the property offers three good sized bedrooms, including a superb master bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom, making the layout both practical and well suited to growing families. Outside, the property continues to impress with an enclosed rear garden, mainly laid to lawn, providing a lovely outdoor space to enjoy throughout the seasons. To the front, there is off road parking and access to a garage, offering convenience and additional storage.

Berry Hill is a popular and well-established village on the outskirts of Coleford, enjoying a convenient position within the Forest of Dean. Favoured by families, professionals and retirees alike, the area offers a welcoming community atmosphere along with a range of everyday amenities close at hand.

The village benefits from local shops, schools, a doctors' surgery, public houses and sports facilities, making it an ideal location for day-to-day living. Surrounded by beautiful woodland and countryside, Berry Hill also provides excellent access to scenic walks and outdoor pursuits, allowing residents to enjoy the very best of Forest of Dean living.





Approached via a UPVC double glazed front door into:

Entrance Hallway:
4'3" x 3'8" (1.32m x 1.14m)
Single panelled radiator, stairs to first floor landing, door to lounge, lighting.

Lounge:
14'0" x 10'5" (4.28m x 3.18m)
UPVC double glazed bay window, single panelled radiator, understairs storage, power & lighting.

Kitchen/Dining Room:
17'3" x 12'5" (5.28m x 3.80m)
A modern kitchen with a range of base, wall & drawer units, stainless steel sink drainer unit, 4 ring gas hob, extractor hood, integrated dishwasher, Zanussi oven, integrated fridge/freezer, double panelled radiator, power & lighting, UPVC double glazed window, UPVC double glazed patio doors to rear garden.

Utility Room:
6'6" x 6'0" (2.00m x 1.83m)
UPVC double glazed window, single panelled radiator, a range of base & wall units, space & plumbing for washing machine, Ideal boiler, extractor fan, power & lighting.

Cloakroom:
6'5" x 2'11" (1.97m x 0.90m)
UPVC double glazed window, pedestal sink unit, W.C., single panelled radiator, lighting.

First Floor Landing:
6'11" x 3'6" (2.12m x 1.09m)
Loft access, single panelled radiator, power & lighting, smoke alarm, doors to all bedrooms & bathroom.

Bedroom One:
12'2" x 10'8" (3.71m x 3.27m)
UPVC double glazed windows to front and rear, single panelled radiator, fitted wardrobes with hanging rails & lighting.

En-Suite:
6'10" x 4'7" (2.09m x 1.41m)
Walk in shower with glass sliding door, W.C., pedestal sink unit, extractor fan, lighting, shavers socket, UPVC double glazed window to rear, heated towel rail.

Bedroom Two:
11'9" x 10'3" (3.60m x 3.14m)
UPVC double glazed window to front, storage

cupboard with hanging rail, double panelled radiator, power & lighting.

Bedroom Three:
10'7" x 6'7" (3.25m x 2.03m)
UPVC double glazed window to rear, single panelled radiator, power & lighting.

Bathroom:
6'4" x 6'2" (1.95m x 1.88m)
UPVC double glazed window, W.C., pedestal sink unit, double panelled radiator, white panelled bath with shower over & glass screen, partly tiled, extractor fan, lighting.

Garage:
19'10" x 10'6" (6.06m x 3.21m)
Up & over door, power & lighting.

Outside:

To the front of the property is a driveway for two vehicles leading to the garage & a pathway to the front door, there is a small strip of lawn to each side of the property.

To the rear there is a small patio area for seating, beyond this is a laid to lawn area, enclosed with wooden fencing. There is an outdoor tap and outside electric points and side access to the front of the property.

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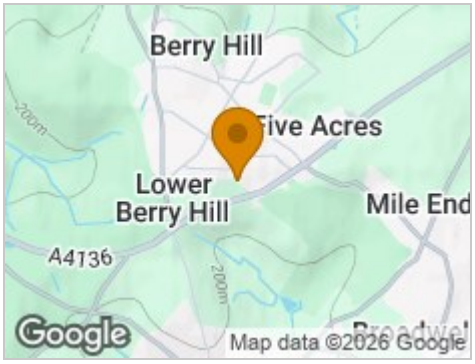
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map

Hybrid Map

Terrain Map

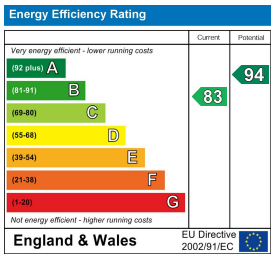


Floor Plan

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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14 St John Street, Coleford, Gloucestershire, GL16 8AR
Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk

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