



FREEHOLD

£390,000



2 FOREST EDGE, DRYBROOK, GLOUCESTERSHIRE, GL17 9HY

- **FOUR DOUBLE BEDROOMS (EN-SUITE TO MASTER)**
- **LIVING ROOM**
- **LARGE CONSERVATORY**
- **QUIET LOCATION YET CLOSE TO LOCAL AMENITIES**
- **TWO BATHROOMS**
- **LOUNGE/STUDY**
- **TWO UTILITY ROOMS**
- **GARAGE & WEST FACING GARDEN**
- **FULL FIBRE BROADBAND**

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IMMACULATELY PRESENTED THROUGHOUT, THIS IMPRESSIVE FOUR DOUBLE BEDROOM LINK-DETACHED PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION IN A PEACEFUL VILLAGE SETTING, WHILE REMAINING CONVENIENTLY CLOSE TO A RANGE OF LOCAL AMENITIES. THE PROPERTY BOASTS TWO RECEPTION ROOMS, PROVIDING EXCELLENT FLEXIBILITY FOR FAMILY LIVING, ENTERTAINING OR WORKING FROM HOME, TOGETHER WITH A LARGE CONSERVATORY. FURTHER BENEFITS INCLUDE TWO UTILITY ROOMS, A GARAGE AND AMPLE OFF-ROAD PARKING. WITH ITS GENEROUS PROPORTIONS, VERSATILE LIVING SPACE AND DESIRABLE VILLAGE LOCATION, THIS SUPERB HOME OFFERS AN EXCELLENT OPPORTUNITY FOR FAMILIES SEEKING BOTH COMFORT AND CONVENIENCE.

Drybrook offers a range of amenities to include Pharmacy, Memorial Hall, Community Hub, Filling Station, Garage, General Stores, Public House, Primary School and Doctors Surgery. Within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Composite front door to -

Entrance Hall: Wood flooring, radiator, stairs off.

Cloakroom: Close coupled W.C., pedestal wash hand basin, tiled splash back, radiator, tiled floor, extractor.

Living Room: 22' 4" x 11' 8" (6.81m x 3.56m), Two radiators, window to front, glazed French doors to conservatory.

Lounge/Office: 13' 1" x 10' 1" (3.99m x 3.07m), Radiator, window to front.



Kitchen/Dining Room: 20' 0" x 15' 5" (6.1m x 4.7m), Fitted at wall and base level with contemporary style units, quartz worktops, sink unit, Rangemaster dual gas and electric cooker with hood over and stainless steel splash-back, integral dish-washer, space for fridge/freezer, tiled floor, radiator, heated towel rail, extractor fan, under-stairs storage cupboard window to rear, doors to -

Utility Room: Quartz worktop with space and plumbing for washing machine and tumble dryer, gas boiler (completely refurbished four years ago) providing central heating and domestic hot water, radiator, extractor, tiled floor composite door to side.



Conservatory: 13' 6" x 12' 2" (4.11m x 3.71m), Wood flooring, radiator, remote controlled skylight, ceiling fan, door to garage, French doors to garden.

First Floor Landing: Airing cupboard, access to loft which is partly boarded and has lighting and storage shelving, window to rear.

Bedroom One: 13' 9" x 13' 5" (4.19m x 4.09m), Built-in mirror door wardrobes, radiator, ceiling fan, window to front. En-suite: Shower cubicle with shower and tiled surround, close coupled W.C., pedestal wash-hand basin, heated towel rail, obscured glass window to side.

Bedroom Two: 16' 5" x 11' 9" (5m x 3.58m), Radiator, window to front.

Bedroom Three: 10' 5" x 8' 4" (3.18m x 2.54m), Radiator, window to rear.

Bedroom Four: 10' 6" x 9' 2" (3.2m x 2.79m), Over-stairs storage cupboard, radiator, window to front.

Family Bathroom: 8' 8" x 6' 4" (2.64m x 1.93m), Four piece suite comprising bath, part tiled walls, shower cubicle with mains fed shower and tiled surround, close coupled W.C., pedestal wash hand basin, towel rail radiator, obscured glass window to rear.

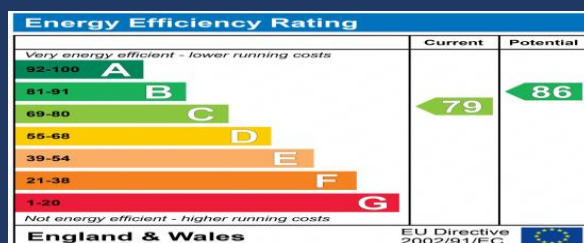
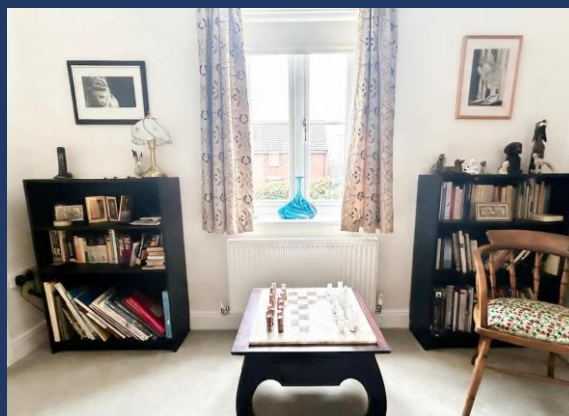
Outside: To the front of the property is room for four vehicles along the garage drive and on the reinforced artificial grass areas, either side of the footpath to the front door, garage to side which is fully lofted, with storage shelves and has lighting and several power points. The rear gardens are private and west facing, arranged over three levels. There is a patio area with raised fish pond, bin storage area, steps lead up to a lawned area, also a gravel area and Dutch barn style shed. At the top of the garden is a large shed with power & light, a greenhouse and a patio providing a seating area, perfect for outside entertaining.

Services: All main services connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033



PASSIONATE
ABOUT
Property
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