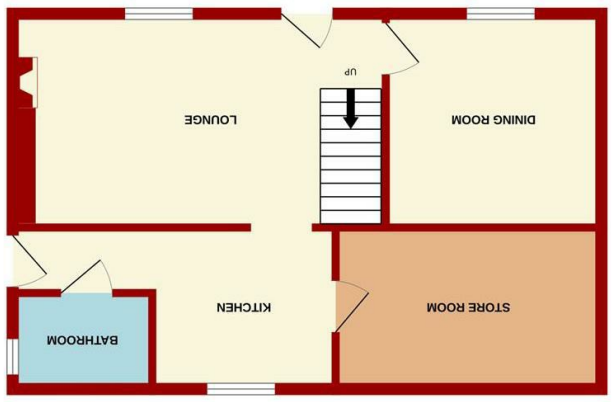
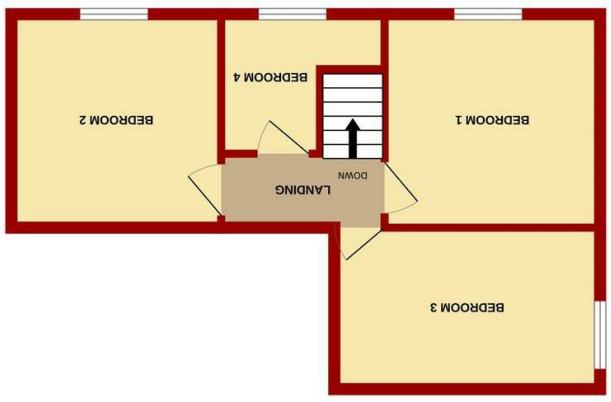
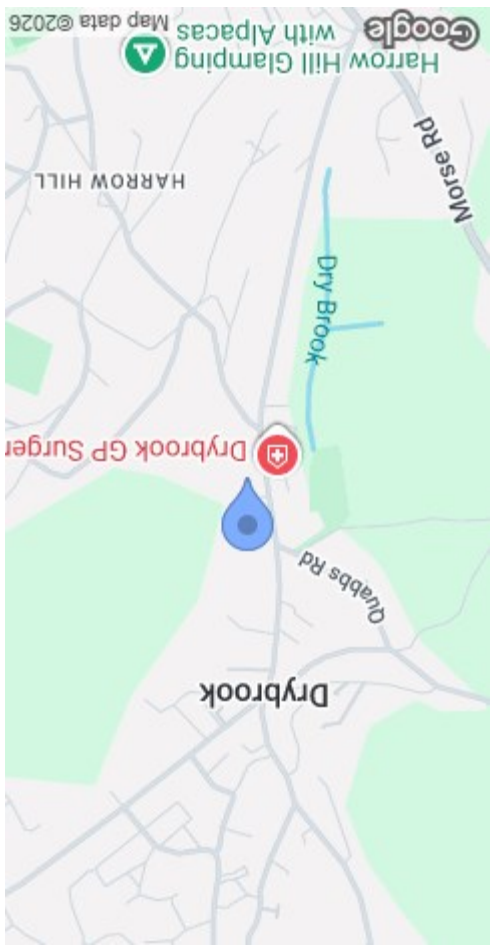
The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

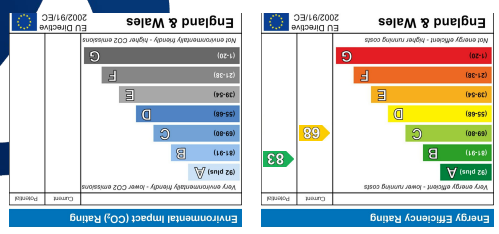


GROUND FLOOR



1ST FLOOR





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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cypress Villa Drybrook Road
Drybrook GL17 9JG

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £300,000

Steve Gooch Estate Agents are delighted to offer for sale this FOUR BEDROOM SEMI-DETACHED FAMILY HOME, RECENTLY RENOVATED THROUGHOUT including NEW WIRING, NEW PLUMBING, and a NEW HEATING SYSTEM, and offered with NO ONWARD CHAIN. The property further benefits from ENCLOSED GARDENS, LOVELY VIEWS, GAS CENTRAL HEATING, and DOUBLE GLAZING.

The accommodation comprises: ENTRANCE PORCH, LOUNGE, DINING ROOM / SNUG, KITCHEN, STORE ROOM, and BATHROOM to the ground floor, with FOUR BEDROOMS to the first floor.

Drybrook is a village located in the Forest of Dean district of Gloucestershire, England. Situated in the western part of the Forest of Dean, it is about 3 miles north of the town of Cinderford.

The village offers a rural atmosphere, making it an ideal location for those seeking a quieter lifestyle. The surrounding forest and woodlands provide opportunities for walking, cycling, and exploring nature. The village is located near the start of the famous Wysis Way long-distance footpath, which offers scenic views and connects to other parts of the Forest of Dean.

The village has a strong community spirit and a range of amenities to serve its residents. These include a chemist, general stores, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, petrol station with well-stocked shop, garage & MOT centre, public house, social club, and a bus service to Gloucester and surrounding areas.

Sports enthusiasts can enjoy the local rugby club, which has a strong presence in the village and actively engages in the community.

The property is accessed via a small porch of dwarf wall construction with upvc windows to front and side aspect, polycarbonate roof, wood effect flooring, obscure glazed panel door leading into the:

LOUNGE
18'02 x 10'05 (5.54m x 3.18m)
Feature fireplace with attached wood effect lintel, fireplace opening with wood burning stove inset,stone hearth, small alcove to right hand side, two ceiling light points, two double radiators, power points, continuation of the wood effect flooring, understairs storage area, stairs leading to the first floor, front aspect upvc double glazed window overlooking the front garden with views towards fields and countryside, access into:

DINING ROOM/SNUG
10'06 x 7'09 (3.20m x 2.36m)
Ceiling light, power points, double radiator, door to cupboard housing the electrical consumer unit, front aspect upvc double glazed window overlooking the front garden with views towards fields and countryside.

KITCHEN
10'06 x 7'09 (3.20m x 2.36m)
Single bowl, single drainer sink unit with mixer taps over, rolled edge worktops with matching upstands, range of base and wall mounted units, Worcester Bosch gas fired central heating and domestic hot water boiler, four-ring electric hob with electric oven beneath, extractor hood over, ceiling light point, access to roof space, mains wired smoke alarm system, continuation of the wood effect flooring, space and plumbing for automatic washing machine, single radiator, rear aspect upvc double glazed window overlooking the rear garden, opening onto the side hall with upvc obscure glazed rear door opening onto the side garden, doors giving access into:

BATHROOM
6'09 x 4'08 (2.06m x 1.42m)
White suite with modern side panel bath, mixer taps over, main fed shower, conventional and drencher head, fully tiled walls, close coupled w.c, wall mounted wash hand basin with monobloc mixer tap over, vanity cupboard beneath, ceiling light, extractor fan, chrome heated towel radiator, side aspect upvc obscure double glazed window, continuation of the wood effect flooring.

STORE ROOM
12'11 x 7'10 (3.94m x 2.39m)
Power and lighting, exposed brick and stone walls.

From the lounge, stairs lead to the first floor:

LANDING
Ceiling light, power points, doors into:

BEDROOM ONE
10'08 x 10'10 (3.25m x 3.30m)
Access to roof space, ceiling light, power points, double radiator, front aspect upvc double glazed window overlooking the front garden with far reaching views towards fields, countryside and Ruardean Hill.

BEDROOM TWO
10'07 x 10'02 (3.23m x 3.10m)
Ceiling light, power points, double radiator, front aspect upvc double glazed window overlooking the front garden with far reaching views towards fields, countryside and Ruardean Hill.

BEDROOM THREE
12'07 x 8'00 (3.84m x 2.44m)
Ceiling light, power points, double radiator, side aspect upvc double glazed windows with views towards Drybrook.

BEDROOM FOUR
7'05 x 6'09 opening to 9'09 max (2.26m x 2.06m opening to 2.97m max)
Ceiling light, power points, single radiator, front aspect upvc double glazed window overlooking the front garden with far reaching views towards fields, countryside and Ruardean Hill.

OUTSIDE
A concrete pathway leads to the front door and continues along the front garden, which is mainly laid to lawn with well-stocked flower borders and beds, enclosed by a mixture of walling and fencing.

The side garden benefits from an outside tap and external lighting, with access to the rear of the property. Steps rise to an elevated lawned area where there is a greenhouse, garden shed and a decking area.

DIRECTIONS
From the Mitcheldean Office, proceed up the Stenders Road, continuing up over the hill and into the village of Drybrook. At the crossroads, turn left, continuing along the Drybrook Road, where the property can be found on the left hand side opposite the social club.

SERVICES
Mains electricity, water, drainage, gas.

WATER RATES
Severn Trent Water Authority

LOCAL AUTHORITY
Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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.

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.