Treetops Oakland Road
Drybrook GL17 9JX

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £495,000

A VERY WELL PRESENTED and SPACIOUS THREE BEDROOM DETACHED BUNGALOW occupying a GENEROUS CORNER PLOT APPROACHING A QUARTER OF AN ACRE, located in the QUIET AND PEACEFUL hamlet of Harrow Hill. The property benefits from 23FT. LOUNGE/DINER, SHOWER ROOM & WET ROOM, GATED DRIVEWAY PARKING, CAR PORT, SINGLE GARAGE and LANDSCAPED GARDENS as well as LOVELY VIEWS towards woodland.

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.

A upvc double glazed door leads into;

PORCH
Wall light, power socket, side aspect window, inner glazed wooden door leads into;

UTILITY/SUNROOM
Space for hanging coats and keeping shoes, the utility area comprises a fitted laminate worktop with space below for a washing machine and tumble dryer, space for a fridge/freezer and extractor fan. The sun room area has space for sitting and relaxing, built-in storage, radiator, rear aspect window, a solid wooden door leads out to the garden, doors lead off to the kitchen/breakfast room and shower room.

SHOWER ROOM
8'3" x 5'5" (2.51m x 1.65m)
Comprising a modern white three piece suite to include a walk-in mains fed shower, close coupled w.c and pedestal washbasin unit. Radiator, partly tiled walls, extractor fan. A door leads into the attached single garage.

KITCHEN/BREAKFAST ROOM
11'10" x 11'8" (3.61m x 3.56m)
Comprising a range of fully fitted wall and base level units with laminate worktops,

tiled splash-backs and inset stainless steel sink unit with drainer, built-in display cabinet with glass doors, built-in eye level double electric oven, induction hob, space and plumbing for a dishwasher, oil-fired Worcester boiler. An airing cupboard houses the hot water immersion tank, radiator, dual aspect windows, a door leads to the hallway.

HALLWAY
Radiator, loft hatch giving access to the partially boarded loft space, thermostat heating controls, doors lead off to the lounge/diner, kitchen/breakfast room, three bedrooms and wet room. Can also be accessed via a glazed wooden door from the entrance hall.

ENTRANCE HALL
Accessed via a double glazed upvc door with space for hanging coats.

LOUNGE/DINING ROOM
16'7" x 23'7" (5.05m x 7.19m)
A spacious room with space for lounge furniture and a dining table, feature fireplace with stone hearth currently with freestanding electric fire, radiators, sliding patio doors lead out to the garden, window to side.

BEDROOM ONE
11'11" x 13'9" (3.63m x 4.19m)
Built-in mirrored double wardrobe, radiator, dual aspect windows.

BEDROOM TWO
11'2" x 8'4" (3.40m x 2.54m)
Radiator, side aspect window.

BEDROOM THREE
7'0" x 9'2" (2.13m x 2.79m)
Radiator, rear aspect window.

WET ROOM
7'11" x 5'8" (2.41m x 1.73m)
Comprising an Electric Mira shower, vanity washbasin unit and concealed cistern w.c, heated chrome towel rail and two rear aspect windows.

ATTACHED SINGLE GARAGE, CARPORT & DRIVEWAY PARKING
A five bar gate leads to a tarmac driveway suitable for parking three vehicles. This leads to a car port through to the attached single garage accessed via an up and over door with power and lighting, side aspect window.

OUTSIDE
A five bar gate leads onto the tarmac driveway, car port and garage. A path leads to the gardens mostly laid to lawn with attractive and colourful planted beds and borders. The garden wraps around the side of the property and is utilised as a vegetable produce area with greenhouse and sheds. The garden boundary is made up of a mixture of stone wall and fencing.

SERVICES
Main electricity, water and drainage. Oil heating. Standard Broadbank.

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.

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)

WATER RATES
Severn Trent Water Authority - Metered water

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

TENURE
Freehold

DIRECTIONS
From our Mitcheldean office, proceed out of the town in the direction of the A4136, taking the second exit at the mini roundabout signposted Cinderford and Coleford. Continue up and over Plump Hill, as you approach the left hand bend take the right turn into Oakland Road. Follow the road to the left where the property can be found on the right.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

Approximate total area(1)

1452 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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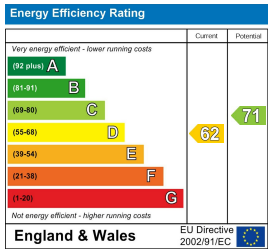

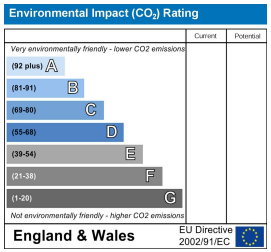

MISREPRESENTATION DISCLAIMER

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.