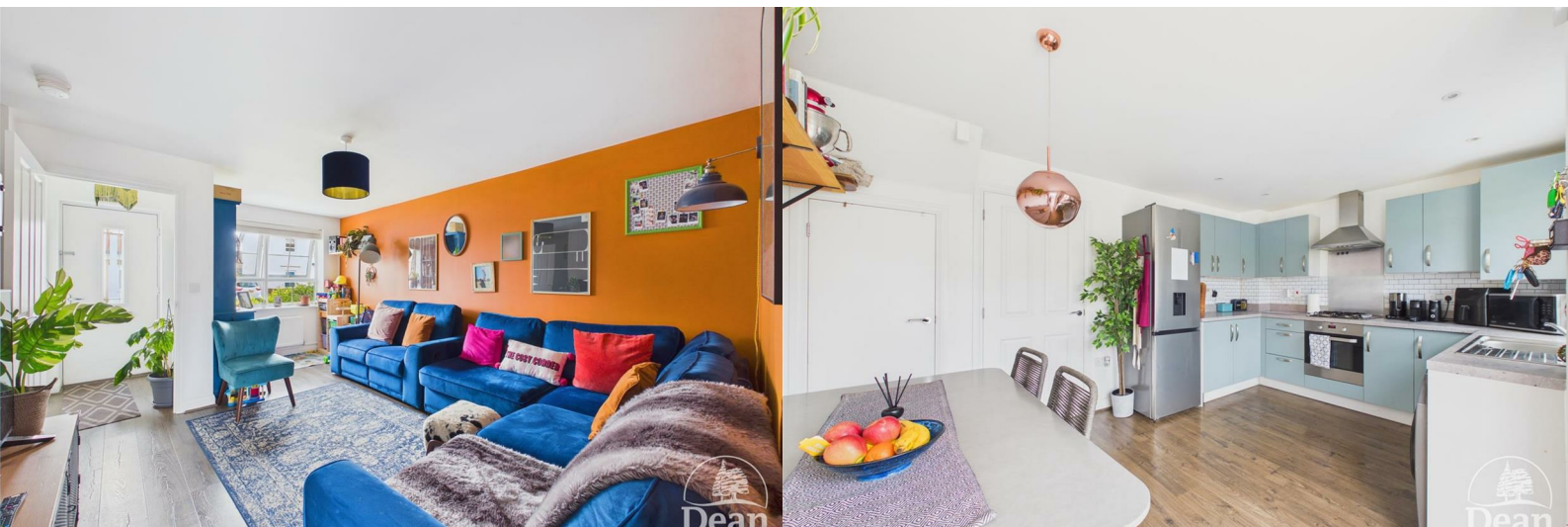




Ridgeway Avenue

Berry Hill, Coleford, GL16 7SF

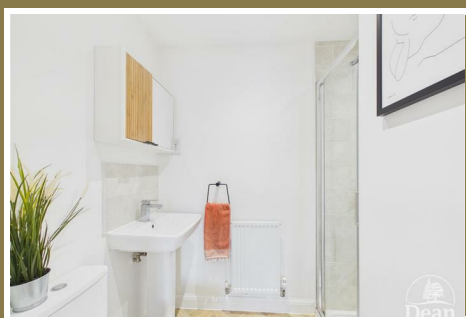
Offers Over £254,000



A beautifully presented home, positioned on the highly desirable Forest Grove development in Berry Hill. Constructed in 2021, the property still benefits from approximately five years remaining on the NHBC warranty, offering peace of mind for prospective buyers. The accommodation comprises a spacious and welcoming lounge, along with an upgraded kitchen/dining room designed with modern living and entertaining in mind. To the rear, the property enjoys a well-maintained garden with a private, non-overlooked aspect, creating an ideal outdoor space to relax and unwind. Upstairs, there are three well-proportioned bedrooms, including a master bedroom complete with en-suite facilities. Further benefits include off-road parking for two vehicles and the added convenience of an electric vehicle charging point.

Berry Hill is a highly sought-after village located on the edge of the beautiful Forest of Dean, offering a perfect balance of countryside living and everyday convenience. Known for its strong sense of community, the village provides a range of local amenities including a convenience store with post office, pharmacy, takeaways, hairdressers, a popular public house and an active rugby club.

The area is particularly appealing for families, with well-regarded schools such as Berry Hill Primary School and Five Acres High School within easy walking distance. Residents also enjoy access to a variety of scenic woodland walks, cycle trails and outdoor pursuits right on the doorstep, making it ideal for those who appreciate nature and an active lifestyle.



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 W.C., 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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Road Map



Hybrid Map



Terrain Map



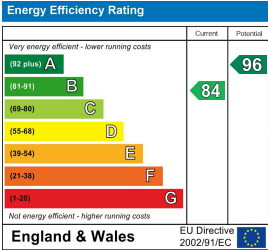
Floor Plan



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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