



BERRY HILL, COLEFORD

Guide price **£325,000**



3 COLLIERS LEAZE

Berry Hill, Coleford, Gloucestershire GL1 6 7SD



A modern family home with eco-friendly benefits.
Stylish interiors with versatile living space.
Low-maintenance garden and superb village location

This detached family home was built in 2024 and has been thoughtfully enhanced since, it provides well-planned living spaces alongside eco-friendly features including owned solar PV panels that generate income through the Smart Export Guarantee.

This inviting home features a sizeable lounge, a contemporary kitchen/dining room with patio doors to the garden, and a handy downstairs cloakroom. Upstairs, there are four good-sized bedrooms, including a master with fitted wardrobes and en-suite shower room, as well as a family bathroom recently updated in 2025. The property also benefits from off-road parking, a garage with power and lighting, and an electric car charger.

The Five Acres High School and Berry Hill Village Primary School are conveniently located within easy walking distance. In addition, there are nearby amenities to include a convenience store, pharmacy, hairdressers and public houses. The area also offers woodland walks, providing opportunities for outdoor activities and leisure. Excellent bus links enhance the accessibility and convenience of the location.



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KEY FEATURES

- Modern four-bedroom detached home built in 2024
- Spacious lounge and open-plan kitchen/diner
- Master bedroom with fitted wardrobes and en-suite
- Recently updated family bathroom
- Landscaped rear garden, garage, and off-road parking with EV charger
- Owned solar PV panels with Smart Export Guarantee income



STEP INSIDE

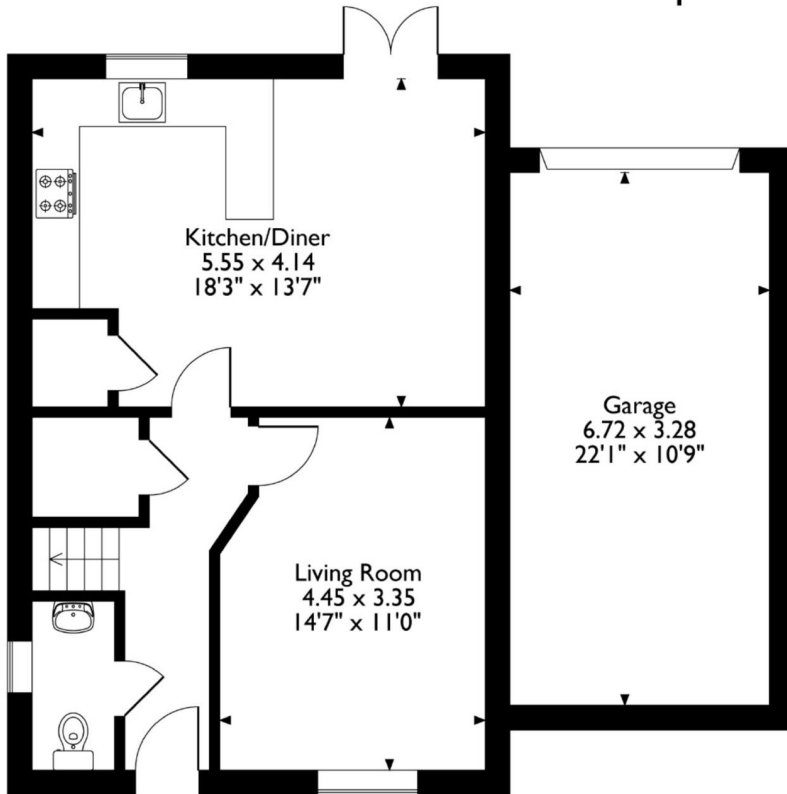


From the entrance hallway, you are welcomed into a light and comfortable living room, ideal for relaxing or entertaining.

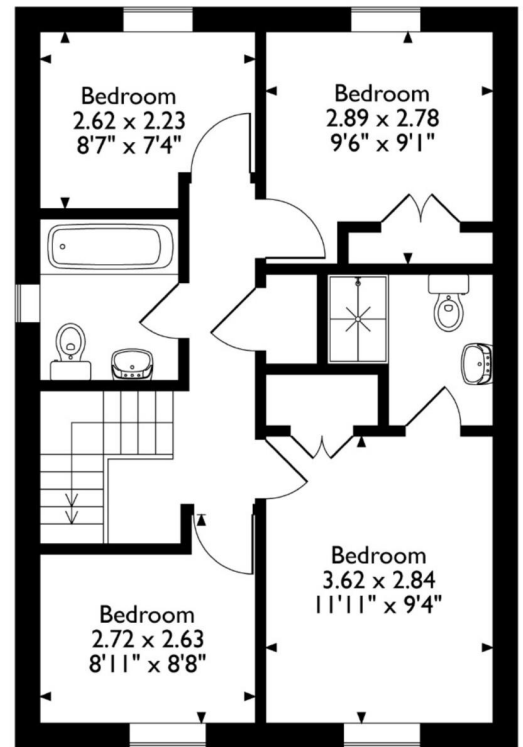
A practical cloakroom completes the ground floor.

The heart of the home is the open-plan kitchen/diner, featuring sleek modern fittings, integrated appliances, a utility cupboard, and direct access to the garden.

Approximate Gross Internal Area
 Main House = 100 Sq M/1076 Sq Ft
 Garage = 22 Sq M/237 Sq Ft
 Total = 122 Sq M/1313 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the four bedrooms are well-presented and versatile, with the master bedroom enjoying an en-suite shower room and fitted wardrobes.

Bedroom 2 also benefits from fitted wardrobes.

The additional bedrooms provide flexibility for children, guests, or home working.

The family bathroom has been recently renovated, offering a stylish and practical finish with both a bath and shower.

STEP OUTSIDE



To the front, the property has a welcoming pathway approach, while to the rear, the garden has been landscaped for easy maintenance with artificial lawn, patio, flower borders, and planting beds perfect for outdoor dining and family activities. A gate leads to the parking area, complete with an electric car charger, and the garage provides further storage and practicality.

Agents Note

The property has photovoltaic (PV) panels (owned) for electricity. 3 Solar panels that are linked to Smart Export Guarantee.

INFORMATION

Postcode: GL16 7SD

Tenure: Freehold

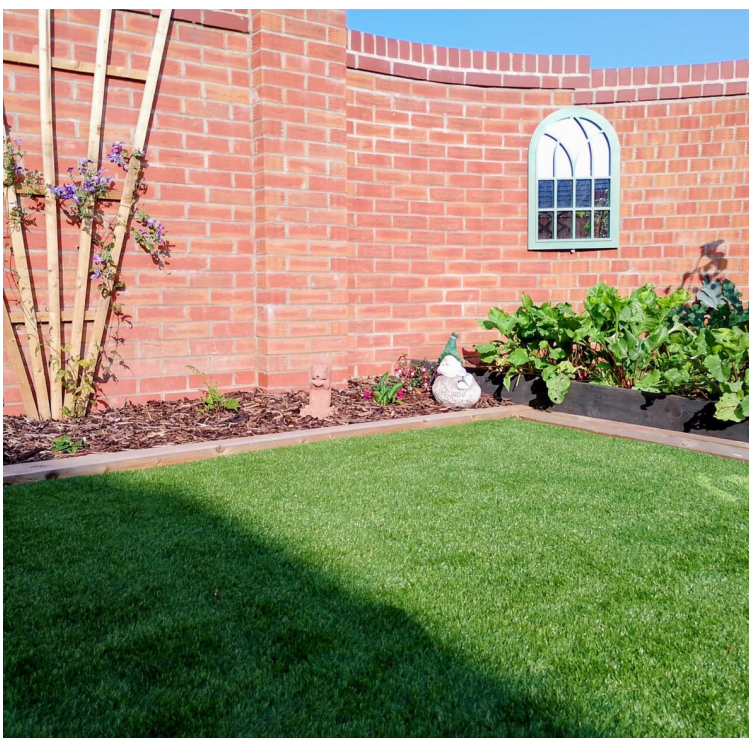
Tax Band: D

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

To be added



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	91	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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