



7 Pine Crest Way  
Bream, Lydney GL15 6HG



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 7 Pine Crest Way

## Bream, Lydney GL15 6HG

£310,000

**A WELL PRESENTED AND VERSATILE FOUR / FIVE BEDROOM FAMILY HOME offering SPACIOUS ACCOMMODATION throughout, including a GENEROUS KITCHEN/DINER opening onto the rear garden and a FLEXIBLE GROUND FLOOR BEDROOM with adjoining shower room. The property further benefits from OFF ROAD PARKING, an ENCLOSED REAR GARDEN with WESTERLY ASPECT and DECKED SEATING AREAS, all situated in a POPULAR AND CONVENIENT RESIDENTIAL LOCATION.**

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The village of Bream has a number of amenities including Shops, Post Office, Library, Chemist, Doctors Surgery, Primary School, Public House, Coffee Shop, Garage, Dog Groomers, Beauty Salon and Church.

The nearby market town of Coleford approximately 3½ miles away provide further facilities including secondary education, supermarkets, service stations and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities.



## ENTRANCE HALLWAY

8'04 x 4'07 (2.54m x 1.40m)

Accessed via part glazed UPVC door, with radiator, power point, space for coats and shoe storage, and stairs leading to the first floor.

## LOUNGE

14'08 x 11'08 (4.47m x 3.56m)

With radiator, power points, television point, coving and dado rail, with front aspect UPVC double glazed window and doors leading to the kitchen/diner and dining room/bedroom five.

## KITCHEN/DINER

14'09 x 10'03 (4.50m x 3.12m)

Fitted with a range of base, wall and drawer mounted units with rolled edge worktops, one and a half bowl single drainer sink unit with mixer tap, four ring gas hob with extractor hood, integrated double oven, space and plumbing for dishwasher, space for fridge and microwave, with wood effect flooring flowing into the dining area. The dining area offers radiator, power points, understairs storage cupboard and rear aspect UPVC double glazed French doors opening onto the decking and garden.

## DINING ROOM / BEDROOM FIVE

18'01 x 7'10 (5.51m x 2.39m)

A versatile room with radiator, power points and front aspect UPVC double glazed window, currently used as a dining room but equally suitable as a ground floor bedroom.

## SHOWER ROOM / UTILITY

7'10 x 5'11 (2.39m x 1.80m)

Comprising corner shower with mains shower, WC and pedestal wash hand basin, heated towel rail, part tiled walls and extractor fan, with utility cupboard providing space and plumbing for washing machine and space for tumble dryer, and rear aspect UPVC double glazed frosted window.

## FIRST FLOOR LANDING

With power points, storage cupboard, loft access and space suitable for laundry storage.





### **BEDROOM ONE**

**15'0 x 8'05 (4.57m x 2.57m)**

With built-in wardrobes, radiator, power points and two rear aspect UPVC double glazed windows.

### **BEDROOM TWO**

**15'11 x 7'11 (4.85m x 2.41m)**

With built-in wardrobes, radiator, power points and front aspect UPVC double glazed window.

### **BEDROOM THREE**

**13'11 x 8'02 (4.24m x 2.49m)**

With radiator, power points and front aspect UPVC double glazed window.

### **BEDROOM FOUR**

**9'02 x 6'05 (2.79m x 1.96m)**

With radiator, power points and front aspect UPVC double glazed window.

### **BATHROOM**

**8'00 x 5'07 (2.44m x 1.70m)**

Modern white suite comprising panelled bath with mains shower over, WC and pedestal wash hand basin, heated towel rail, part tiled walls and rear aspect UPVC double glazed frosted window.

### **OUTSIDE**

The property benefits from a driveway providing off road parking for two to three vehicles, with gated side access leading to the rear garden.

A well enclosed rear garden mainly laid to lawn with two decked seating areas, one directly accessed from the kitchen/diner and a second positioned to enjoy the westerly evening sun. The garden also features a large wooden shed with power and lighting, along with mature planted borders, shrubs and fencing providing a good degree of privacy.

### **SERVICES**

Mains Gas, Drainage, Water and Electricity.



## 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.

## WATER RATES

Severn Trent - To be Advised.

## LOCAL AUTHORITY

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

## TENURE

Freehold.

## VIEWINGS

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.

## DIRECTIONS

From Coleford, turn right at the traffic lights signposted Lydney/Chepstow. Once reaching the next set of traffic lights, proceed straight over and continue along for approximately 2 miles bearing left signposted Bream. Upon entering the village of Bream turn left into Maypole Road taking the third turning left into Pine Crest Way where the property can be found on the left hand side via our for sale board.

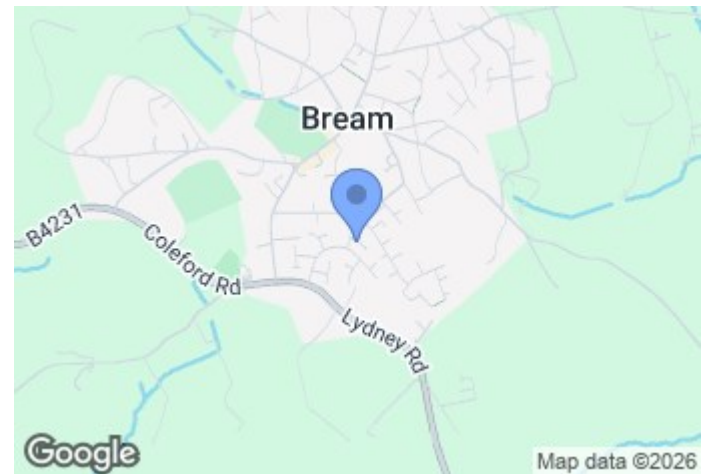
## PROPERTY SURVEYS

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

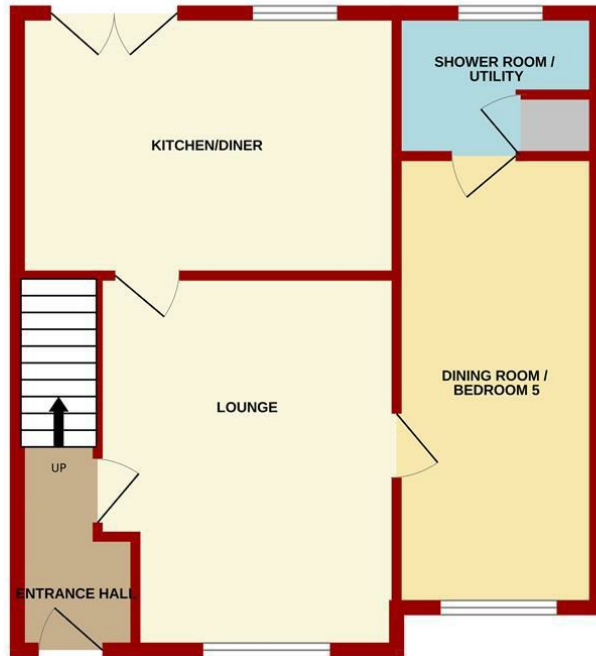
## AWAITING VENDOR APPROVAL

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





GROUND FLOOR



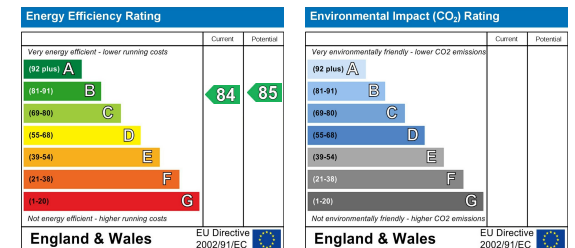
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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