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 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	93-100	A	1-10
B	81-92	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	21-38	F	51-60
G	1-20	G	61-70



4 Hillview Rise Park Road
 Berry Hill, Coleford GL16 7RW



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£525,000

Located on the sought-after Hillview Rise in the charming village of Berry Hill, this stunning four-bedroom detached house has been upgraded to the highest standards both inside and out by the current owners. Set on a larger than average plot it's a very rare find.

The property features RECENTLY FITTED DOUBLE-GLAZED WINDOWS (approximately two years ago) and has been tastefully re-carpeted throughout. MODERN, NEWLY INSTALLED BATHROOMS ADD A TOUCH OF LUXURY, while a STRIKING CENTREPIECE FIREPLACE creates a warm, inviting atmosphere in the spacious yet cosy lounge. A STANDOUT FEATURE is the stunning SUN/ENTERTAINMENT ROOM, FLOODED WITH NATURAL LIGHT and SEAMLESSLY CONNECTED TO THE GARDEN. UPSTAIRS, you'll find FOUR GENEROUSLY PROPORTIONED BEDROOMS, with the MASTER SUITE HAVING ITS OWN EN-SUITE BATHROOM.

Externally, the home offers a LARGE GARAGE along with MULTIPLE PARKING SPACES, including a SIZABLE COURTYARD IDEAL FOR PARKING A CAMPER VAN. The beautifully landscaped garden includes a CHARMING PATIO AREA, PERFECT AS A SUN TRAP, and a LUSH LAWN. Additionally, there's a VERSATILE OFFICE OR SUMMER HOUSE SPACE, IDEAL FOR WORK OR LEISURE.

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Chapel, Take-away Restaurant, Hairdressers and Chemist. Sporting and social facilities within the village include Rugby and Cricket Club.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Bank, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



ENTRANCE HALLWAY

Accessed via partly glazed composite door. Stairs to first floor landing, understairs cupboard space, radiator, door giving access into:

CLOAKROOM

2'11 x 6'09 (0.89m x 2.06m)

Front aspect double glazed UPVC frosted window, close coupled WC, sink with tap over, radiator.

KITCHEN

9'10 x 11 (3.00m x 3.35m)

A range of wall, drawer and base mounted units, built in oven, gas hob and extractor fan, space for dish washer, space for fridge/ freezer, plastic one and half bowl drainer unit with mixer tap over, rear aspect double glazed UPVC windows, side aspect door which gives access to the courtyard area, radiator, power points. Door giving access into:

UTILITY ROOM

6'06 x 6'09 (1.98m x 2.06m)

Front aspect double glazed UPVC window, range of wall, drawer and base mounted units, plastic drainer unit with mixer tap over, space for washing machine, space for tumble drier, Ideal boiler, fuse box and radiator.

DINING ROOM

11'08 x 7'04 (3.56m x 2.24m)

Rear aspect patio doors which gives access out to the courtyard area, radiator, power points.

LOUNGE

21'11 x 11'02 (6.68m x 3.40m)

Front aspect double glazed UPVC window, two radiators, power points, feature fireplace with wooden surround, UPVC double doors giving access into:

ENTERTAINMENT ROOM/SUN ROOM

13'05 x 10'00 (4.09m x 3.05m)

Side aspect bifold doors which gives access out to the garden, rear and side aspect double glazed UPVC windows, electric radiator, power points. A breath-taking glass roof lantern that floods the space with abundant natural light.

FIRST FLOOR LANDING

From the hallway, stairs leading to the landing which comprises of loft access space, radiator, power points, doors giving access into:

BEDROOM ONE

11'04 x 11'09 (3.45m x 3.58m)

Rear aspect double glazed UPVC windows, radiator, power points, wardrobe space with a further cupboard space which houses the hot water cylinder.

EN-SUITE

8'01 x 6'05 (2.46m x 1.96m)

Front aspect double glazed UPVC frosted window, close coupled WC, sink with tap over, radiator, walk in shower with Mira shower above, extractor fan.

BEDROOM TWO

11'02 x 11'03 (3.40m x 3.43m)

Front aspect double glazed UPVC window, radiator, power points, built in wardrobe space

BEDROOM THREE

9'03 x 11'03 (2.82m x 3.43m)

Rear aspect double glazed UPVC window, radiator, power points, built in wardrobe space.

BEDROOM FOUR

7'09 x 9'10 (2.36m x 3.00m)

Rear aspect double glazed UPVC window, radiator, power points.

SHOWER ROOM

7'03 x 6'05 (2.21m x 1.96m)

Front aspect double glazed UPVC frosted window, radiator, close coupled WC, sink with tap over, large double walk in shower unit with a Mira electric shower above, extractor fan, partly tiled walls.

DOUBLE GARAGE

12'04 x 21'00 (3.76m x 6.40m)

Accessed via an electric up and over door, power and lighting, large space above.

OFFICE/SUMMERHOUSE

12'05 x 9'01 (3.78m x 2.77m)

Accessed via two wooden double glazed doors, power points, side aspect double glazed wooden window.

OUTSIDE

At the front of the property, there is off-road parking available for several vehicles.

The rear garden features a spacious patio and courtyard area, perfect for outdoor entertaining. It includes a greenhouse, a garden shed, and an additional suntrap patio area ideal for relaxing in the sun. Steps lead up to a well-maintained lawn bordered by vibrant floral beds, all enclosed by fencing.

SERVICES

Mains Gas, Electricity, Water and Drainage.

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 - rates to be advised.

LOCAL AUTHORITY

Council Tax Band: E

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 town centre proceed to the traffic lights and turn left into Bank Street, continue along turning right signposted Berry Hill and proceed up the hill. On reaching the crossroads continue straight over, turning right at the next crossroad. Follow the road along until the left turning into Hillview Rise where the property can be found 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

