

Bromley View New Road
Bream, Lydney GL15 6HJ

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£425,000

This EXQUISITE DETACHED GEORGIAN PROPERTY offers THREE GENEROUS DOUBLE BEDROOMS, with a FLEXIBLE FOURTH BEDROOM or OFFICE SPACE on the ground floor. Enjoy a SPRAWLING GARDEN and the POTENTIAL for a SIDE EXTENSION (subject to the relevant planning permissions). The home boasts a SUBSTANTIAL GROUND-FLOOR LIVING AREA, including a STUNNING KITCHEN/BREAKFAST ROOM and TWO SUNROOMS/CONSERVATORIES overlooking the BEAUTIFUL GARDEN. Externally, there is AMPLE OFF-ROAD PARKING and SIZABLE GARAGE/WORKSHOP.

The village of Bream has a number of amenities including Shops, 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



The property is accessed via a wooden partly glazed door into:

ENTRANCE HALLWAY
Oak engineered staircase, plug in free standing electric radiator. Door into:

BEDROOM FOUR/OFFICE
12'02 x 13'00 (3.71m x 3.96m)
Front aspect upvc double glazed window, original feature fireplace, electric storage heater, power points.

From the hallway, door into:

LOUNGE
12'04 x 13'00 (3.76m x 3.96m)
Front aspect upvc double glazed window, several power points, TV point, feature original fireplace with wood burner inset, electric storage heater. Opening into:

DINING ROOM
10'04 x 11'10 (3.15m x 3.61m)
Front aspect upvc double glazed window, power points, electric storage heater, side aspect upvc double glazed sliding door which leads into:

CONSERVATORY
12'08 x 10'05 (3.86m x 3.18m)
Plug in free standing electric radiator, power points, front, side and rear aspect upvc double glazed windows, upvc glass roof. Rear aspect patio doors leading out to the garden.

From the dining room, door into:

UTILITY ROOM
6'06 x 6'10 (1.98m x 2.08m)
Electric storage heater, cupboard spaces, plumbing for washing machine and tumble dryer, rear aspect upvc double glazed window, rear aspect upvc double glazed door leading out to the garden. Door into:













DOWNSTAIRS SHOWER ROOM

2'11 x 6'10 (0.89m x 2.08m)

Shower unit with mains shower attachment over, wash hand basin with mixer tap over, W.C., electric fan heater, side aspect upvc double glazed frosted window.

KITCHEN/BREAKFAST ROOM

17'11 x 9'10 (5.46m x 3.00m)

Rear aspect upvc double glazed window, range of wall, base and drawer mounted units, built in oven, built in induction hob, extractor fan, fridge/ freezer, dish washer, microwave, warming oven, stainless steel sink with mixer tap over, inset celling spotlights, multiple cupboard spaces, electric underfloor heating.

(option to put door back into entrance hallway)

SUNROOM

13'04 x 10'05 (4.06m x 3.18m)

Side and rear aspect upvc double glazed windows, rear aspect patio doors which gives access out to the garden, glass upvc roof, electric storage heaters, wall lighting.

From the hallway, Oak staircase leading to first floor landing.

FIRST FLOOR LANDING

Front aspect upvc double glazed window which gives stunning far reaching countryside views, power points, inset celling spotlights, loft access space, cupboard which houses the hot water tank, door into:

BEDROOM ONE

13'00 x 11'10 (3.96m x 3.61m)

Front aspect upvc double glazed window with stunning far reaching countryside views, large wardrobes with shelving and hanging options, electric storage heater, power points, Oak engineered flooring.

BEDROOM TWO

12'02 x 12'11 (3.71m x 3.94m)

Front aspect upvc double glazed window, original feature fireplace, power points, electric storage heater, inset celling spotlights, Oak engineered flooring.

BEDROOM THREE
12'03 x 10'05 (3.73m x 3.18m)
Rear aspect upvc double glazed window, electric storage heater, inset celling spotlights, power points, Oak engineered flooring.

SHOWER ROOM
9'02 x 6'08 (2.79m x 2.03m)
Side aspect upvc double glazed frosted window, close coupled wc, vanity wash hand basin unit with tap over, heated towel rail, large walk in shower with electric shower overhead, extractor fan, inset celling spotlights, electric underfloor heating.

OUTSIDE
The rear garden is mostly laid to lawn and a soiled area for planters, all surrounded by fencing.
The side garden is mostly laid to lawn, there is a feature pathway running through, a pond, fruit trees, planters and this wraps around to the front garden which is laid to lawn, pathway which leads up to the front door.

GARAGE/ WORKSHOP
15'00 x 20'01 (4.57m x 6.12m)
Accessed via a manual up and over door and a side door, side and rear aspect upvc double glazed windows, several workshop benches, power and lighting.

SERVICES
Mains electric, mains water, mains 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: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

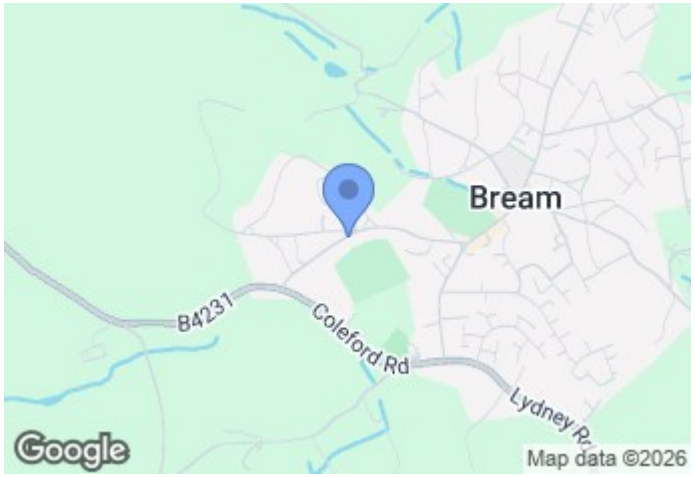
VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Bream High Street turn on to New Road where the property can be found after a short distance on the left hand side via our 'For Sale' board.

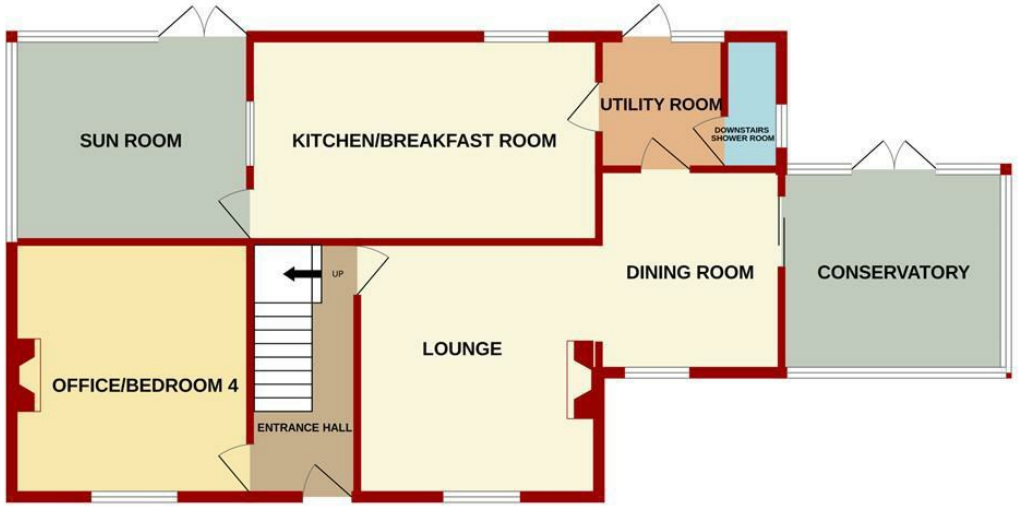
PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)







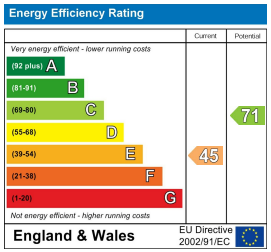
GROUND FLOOR

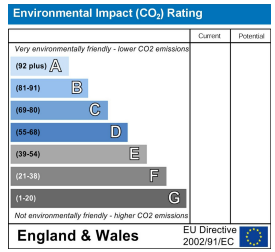


1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes 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.

