



Larksfield Road

Harrow Hill, Drybrook, GL17 9JP

£350,000



Situated in the sought after area of Harrow Hill, Drybrook, this detached house offers a perfect blend of comfort and modern living. Built in the 1990s, the property boasts a spacious layout that is ideal for families or those seeking ample room to entertain.

Upon entering, you are greeted by two inviting reception rooms, providing versatile spaces that can be tailored to your lifestyle. Whether you envision a cosy lounge for relaxation or a formal dining area for gatherings, these rooms offer the flexibility to meet your needs. The house features four bedrooms, ensuring that everyone has their own private retreat.

The bathroom is conveniently located, serving the needs of the household with ease. The property also benefits from parking for up to three vehicles, a valuable asset in today's busy world, allowing for hassle-free access and convenience.

Set in a peaceful neighbourhood, this home is perfect for those who appreciate a tranquil environment while still being within reach of local amenities. With its modern construction and thoughtful design, this property is an excellent opportunity for anyone looking to settle in a welcoming community.

Do not miss the chance to make this lovely house your new home.



Entrance Hallway :

5'9" x 6'0" (1.77 x 1.83)

Entered via a wooden door with side screen, radiator, understairs recess.

Living Room :

11'6" x 21'1" (3.52 x 6.44)

Bay window to front aspect, sliding patio door to rear, two radiators, wall lighting.

Dining Room :

8'6" x 9'8" (2.60 x 2.96)

Window to front aspect, radiator, serving hatch.

Kitchen :

8'6" x 11'1" (2.60 x 3.38)

Wall and base cabinets, sink unit, breakfast bar, electric hob, oven and extractor, recess for fridge, plumbing for washing machine, window to rear aspect.

Cloakroom :

2'7" x 6'5" (0.80 x 1.97)

Low level WC, wash hand basin, radiator, window to rear aspect.

Rear Lobby :

2'10" x 5'6" (0.87 x 1.70)

Door to outside.

First Floor Landing :

10'0" x 5'8" (3.06 x 1.75)

Airing cupboard with tank, access to loft space. (no ladder)

Bedroom 1 :

11'9" x 10'10" (3.60 x 3.32)

Fitted wardrobes, radiator, window to front aspect.

Bedroom 2 :

11'6" x 9'8" (3.51 x 2.95)

Over stairs cupboard, radiator, window to front aspect.

Bedroom 3 (currently being used as an office) :

10'7" x 8'2" (3.23 x 2.51)

Radiator, window to rear aspect.

Bedroom 4 :

7'10" x 11'3" (2.41 x 3.45)

Radiator, window to rear aspect.

Bathroom :

8'1" x 5'6" (2.47 x 1.68)

Bath with shower over, Low level WC, wash hand basin, radiator, window to rear aspect.

Outside :

Lawned gardens to front, twin opening gates to drive and garage.

Rear garden is lawned and has a number of mature shrubs.

Garage :

Up and over door, power and light, oil boiler.



Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability, or availability with respect to the website or the information, products, services, or related graphics contained on our website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

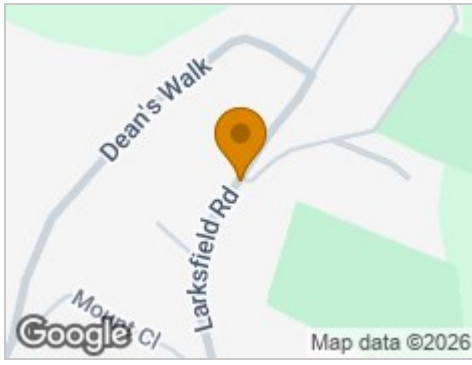
The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.