



## 1 Nine Wells Close

Berry Hill, Coleford, Gloucestershire, GL16 7BZ

£380,000



\*\*\* VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this sizeable family home with far reaching countryside views located in the sought after village of Berry Hill near Coleford.

The detached house features three sizeable bedrooms, one having double patio doors leading to the garden, a fantastic lounge with a Juliet balcony overlooking the rear garden, a separate dining room and a modern kitchen. The property benefits from ample off road parking for two vehicles and a garage with vast laid to lawn gardens surrounding the property and a patio area, perfect for enjoying the surroundings.

Enjoy the local amenities including a chapel, schools, takeaway restaurant, and pharmacies. Additionally, there are local sporting and social facilities such as a rugby and cricket club nearby, as well as the market town of Coleford just one and a half miles away.



Approached via a double glazed front door into:

#### Entrance Hallway:

2'8" x 17'8" (0.83m x 5.41m)

Radiator, front aspect UPVC double glazed window, power and lighting, two storage cupboards, doors to lounge, kitchen, dining room & bathroom, stairs to ground floor landing.

#### Lounge:

22'11" x 11'10" (6.99m x 3.61m)

Double glazed UPVC sliding doors with a Juliet balcony having far reaching views of the countryside. radiators, power & lighting, TV point, a feature fireplace, rear aspect double glazed UPVC windows.

#### Dining Room:

12'2" x 11'10" (3.72m x 3.62m)

Rear aspect double glazed UPVC window, radiator, power & lighting, a serving hatch through to kitchen.

#### Kitchen:

12'4" x 12'1" (3.77m x 3.69m)

Front aspect double glazed UPVC window, a range of base, drawer and wall mounted units, stainless steel one and a half bowl single sink and

drainer unit with a mixer tap above, stone effect worktops, space for a range cooker, space & plumbing for a washing machine, space & plumbing for a dishwasher, space for a fridge/freezer, Worcester oil fired boiler, radiator, power & lighting, partly tiled walls.

#### Bathroom:

5'8" x 8'10" (1.73m x 2.70m)

Front aspect double glazed UPVC frosted window, a white three piece suite comprising of a panelled bath, low level W.C, a pedestal wash hand basin, tiled flooring, tiled walls, radiator.

#### Ground Floor Landing:

5'10" x 3'3" (1.78m x 1.00m)

Power and lighting, Doors to the bedrooms.

#### Bedroom One:

11'8" x 13'6" (3.56m x 4.12m)

Rear aspect double glazed UPVC window, radiator, power & lighting, built in storage cupboards and wardrobes.

#### Bedroom Two:

10'4" x 11'8" (3.15m x 3.58m )

Rear aspect double glazed UPVC sliding doors out to the garden, radiator, power & lighting.

**Bedroom Three:**  
11'6" x 8'8" (3.52m x 2.65m)

Rear aspect double glazed UPVC window, radiator, power & lighting.

**Shower Room:**  
7'6" x 7'3" (2.31m x 2.21m)

A double shower unit with mains shower over, low level W.C, pedestal wash hand basin, radiator, tiled walls.

**Outside:**  
To the front of the property wrought iron gates give access to the driveway providing off road parking for two vehicles. The front garden is mostly laid to

lawn with mature shrubs and flower borders, enclosed by fencing and walling. The driveway leads up to the garage.

A pathway leads around the side of the property to the rear garden having lovely mature flower borders and shrubs, large patio seating area, lawn area and panoramic views over surrounding countryside.

**Garage:**  
10'5" x 18'1" (3.20m x 5.53m)  
Accessed via an electric roller door, power, lighting, loft space.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



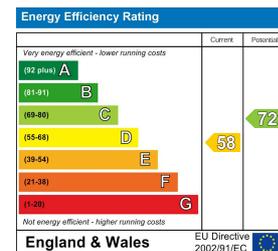
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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