



## 3 Tudor Walk

Berry Hill, Coleford, Gloucestershire, GL16 7AE

£290,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\* Dean Estate Agents are pleased to offer this three double bedroom corner plot semi detached cottage located in the very popular area of Berry Hill near Coleford in the Forest of Dean. This property benefits from a large enchanted rear and front garden, a car port and ample off road parking. As you enter the property you will find three receptions rooms including a conservatory, separate dining room and lounge. Also downstairs is the kitchen with separate utility room and shower room. Upstairs benefits from three large double bedrooms and a bathroom.

The property is within walking distance to shops, pharmacy, public house and takeaway and is close to the bustling town of Coleford with further amenities to include cafes, shops, library and doctors surgeries. There are woodland walks near to the property to take advantage of the beautiful location.



Approached via a UPVC double glazed door into:

#### Conservatory:

6'0" x 9'10" (1.85m x 3.02m)

UPVC double glazed window to front aspect, window to dining room, wood panelled walls, door to dining room.

#### Dining Room:

10'11" x 11'6" (3.33m x 3.52m)

Doubled panelled radiator, window to conservatory, built in shelving, consumer unit, power and lighting, door to kitchen.

#### Kitchen:

9'6" x 11'5" (2.91m x 3.49m)

A range of eye level and base units, drawers, worktop, tiled flooring, tiled splashbacks, space for oven, double panelled radiator, stainless steel sink with mixer tap and drainer unit, UPVC double glazed window to rear aspect, stairs to first floor, opening to inner hallway, power and lighting.

#### Inner Hallway:

6'5" x 3'9" (1.96m x 1.16m)

Tiled flooring, doors to utility room, power, downstairs shower room and lounge.

#### Lounge:

15'1" x 11'6" (4.61m x 3.51m)

Feature gas fire inset with wooden mantel surround, double panelled radiator, UPVC double glazed window to front aspect, power and lighting, built in shelving.

#### Downstairs Shower Room:

6'4" x 7'1" (1.94m x 2.17m)

Rounded corner shower cubicle with double sliding doors, double panelled radiator, W.C., vanity unit with inset hand wash basin, extractor fan, tiled walls, tiled flooring, UPVC double panelled frosted window to rear aspect.

#### Utility Room:

4'2" x 8'6" (1.28m x 2.60m)

Space and plumbing for washing machine and tumble drier, power, conservatory style roof, UPVC double glazed window to rear aspect and door leading onto the back garden.

#### First Floor Landing:

5'10" x 2'9" (1.79m x 0.84m)

Doors to all bedrooms and bathroom.

#### Bedroom One:

10'11" x 11'10" (3.33m x 3.63m)

Double panelled radiator, UPVC double glazed window to front aspect, built in cupboard housing the Worcester boiler, loft access, power and lighting.

#### Bedroom Two:

10'10" x 11'4" (3.31m x 3.46m)

UPVC double glazed window to front aspect, loft access, power and lighting, double panelled radiator.

#### Bedroom Three:

6'10" x 11'9" (2.10m x 3.60m)

Stone wall feature, built in shelving, power and lighting, UPVC double glazed window to rear aspect, double panelled radiator.

**Bathroom:**  
5'9" x 8'0" (1.77m x 2.46m)

A three piece suite comprising of panelled bath, W.C. and wash hand basin, partly tiled walls, UPVC double glazed frosted window to side aspect, lighting, double panelled radiator.

**Outside:**

To the front of the property there is a fenced off private garden full of mature plants and shrubs and colour throughout the year, the side of the property hosts a car port with space for ample off road parking. The enchanted rear garden is accessed through a wooden gate, with pathways leading to different parts of the garden, there are multiple

storage sheds and seating areas dotted around. the garden has beautiful fruit trees, its a private oasis filled with mature plants and shrubs.

**Agents Note:**

There was previous planning permission for a garage on the property. The vendors currently get £2.00-£3.00 a year for wires from the telegraph pole out the front.



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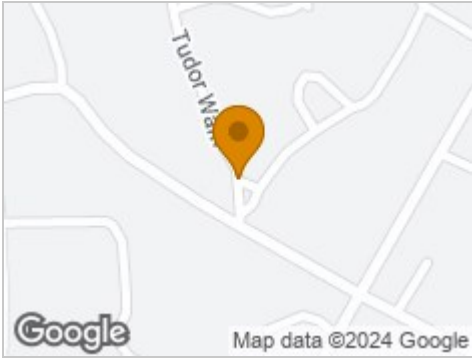
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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development

## Road Map



## Hybrid Map



## Terrain Map



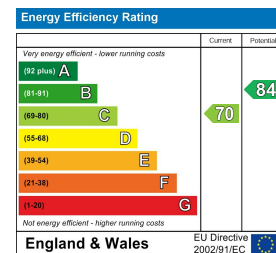
## Floor Plan



## 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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