



8 Trenchard Drive Berry Hill, Coleford, GL16 7SL

£367,500



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to have for sale this spacious detached four bedroom property situated in the sought-after village of Berry Hill in the Forest of Dean. This property is the perfect family home due to fantastic schools, local amenities, woodland, great bus routes, and a free house all within walking distance, there really is something for everyone!!! We advise viewings as soon as possible!!!

This property benefits from a kitchen/diner, spacious lounge, downstairs WC, an additional reception room perfect for an office, snug or even a fifth bedroom! Upstairs you will find a family bathroom, three bedrooms, and a master bedroom benefitting from an en-suite. Outside you will find off road parking and a garage to the side of the property, from here there is side access into a low maintenance garden which has been landscaped to perfection!



Approached via double glazed composite front door

Entrance Hallway:

14'8" x 6'7" (4.49m x 2.01m)

Stairs to first floor, understairs storage cupboard, smoke alarm, lighting, digital thermostat, storage cupboard housing consumer unit, doors to lounge, kitchen/diner, cloakroom and snug/office.

Lounge:

16'9" x 10'1" (5.12m x 3.09m)

UPVC double glazed window to front aspect, UPVC double glazed patio doors to rear garden, TV point, power & lighting, single panelled radiator.

Kitchen/Diner:

15'1" x 15'1" (4.62m x 4.60m)

This property benefits from an upgraded modern kitchen comprising of a range of base units, wall units and drawers with central island, AEG double oven, wine fridge, fridge/freezer, AEG dishwasher, AEG washing machine, AEG 5 ring gas hob with extractor hood, stainless steel one and a half bowl sink with drainer unit and mixer tap, UPVC double glazed windows to side aspect, double panelled radiator, TV point, UPVC double glazed patio doors to rear garden, power & lighting.

Snug/Office:

10'8" x 9'7" (3.27m x 2.94m)

Dual aspect UPVC double glazed windows to front & side aspects, double panelled radiator, power & lighting.

Cloakroom:

5'5" x 2'11" (1.66m x 0.90m)

Partly tiled walls, W.C., pedestal wash hand basin, single panelled radiator, extractor fan, lighting.

First Floor Landing:

9'10" x 6'3" (3.00m x 1.93m)

Single panelled radiator, UPVC double glazed window to rear aspect, loft access, lighting, smoke alarm.

Bedroom One:

14'7" x 10'2" (4.47m x 3.12m)

Dual aspect UPVC double glazed windows to rear & side aspects, fitted wardrobes, double panelled radiator, TV point, digital thermostat, power & lighting, door to en-suite.

En-Suite:

6'10" x 3'11" (2.09m x 1.20m)

Fully tiled shower cubicle, partly tiled walls, W.C., pedestal wash hand basin, single panelled radiator, UPVC double glazed window to side aspect, extractor fan, shaver socket, lighting.

Bedroom Two:

14'10" x 10'2" (4.53m x 3.10m)

Dual aspect UPVC double glazed windows to front & side aspects, fitted wardrobes, single panelled radiator, power & lighting.

Bedroom Three:

12'2" x 9'1" (3.72m x 2.78m)

UPVC double glazed window to front aspect, fitted wardrobes, single panelled radiator, power & lighting.

Bedroom Four:

7'5" x 7'1" (2.28m x 2.16m)

UPVC double glazed window to rear aspect, single panelled radiator, power & lighting.

Bathroom:

6'9" x 5'6" (2.08m x 1.70m)

White panelled bath with shower over & glass shower screen, partly tiled walls, W.C., pedestal wash hand basin, single panelled radiator, extractor fan, lighting.

Outside:

The rear garden has recently been landscaped benefiting from two patio areas, bushed and flowered boundaries, base for shed, outside socket, outside tap, outside lighting and access to rear driveway.

Garage:

21'1" x 10'10" (6.45m x 3.31m)

Power & lighting, up and over door.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, 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 the website for any purpose.

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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we 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. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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

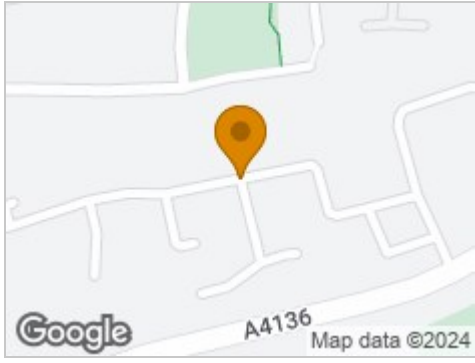
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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

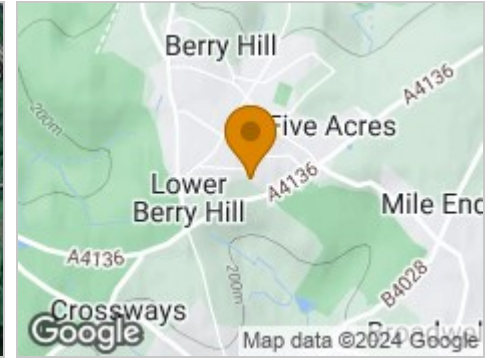
Road Map



Hybrid Map



Terrain Map



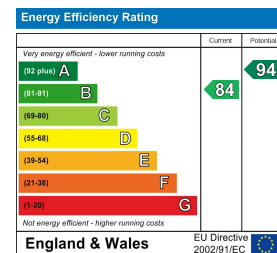
Floor Plan



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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