



## Whitehill Lane

Drybrook, GL17 9AD

£325,000



Located towards the end of a private drive is this three bedroom detached bungalow with the third bedroom located on the first floor. There is plenty of parking, spacious gardens, garage, modern kitchen, large EXTENDED lounge/dining room with picture window views across Drybrook and storeroom beneath accessed from outside. The property is double glazed, central heating, side porch, outbuilding and metal pent shed in the rear gardens. Must be viewed to appreciate the location alone.



#### Entrance Porch:

With door and side panels leading to entrance hall and coat hooks.

#### Entrance Hall:

Open tread staircase to the first floor, dado rail, laminate flooring, coved ceiling, thermostat for central heating system, BT point and radiator.

#### Bathroom:

6'11" x 5'7" (2.11 x 1.70)

Coloured suite comprising of W.C, corner vanity wash hand basin unit, mirrored medicine cabinet, bath with mixer tap shower, Triton electric shower, tiled walls, coved ceiling, shaver point and heated towel rail.

#### Kitchen:

13'2" x 10'7" (4.01 x 3.23)

A light and airy modern kitchen comprising base units, drawers, wall cupboards, single drainer sink unit, coved ceiling, radiator, plumbing for automatic washing machine, electric cooker point and extractor fan, light over cooker area, large double glazed window with views across Drybrook, ceiling spot lights, pull out larder cupboard and integrated dishwasher.

#### Bedroom One:

11'10" x 10'11" (3.61 x 3.33 (3.60 x 3.32))

Front aspect twin double glazed windows, radiator, coved ceiling and smoke alarm.

#### Bedroom Two:

12'5" x 8'0" (3.78 x 2.44)

Front aspect with twin Upvc double glazed windows, radiator, wall shelving and smoke alarm.

#### Lounge:

Rear aspect with large Upvc picture window with view across Drybrook, wood burner, ceiling lights, coved ceiling, Sky TV lead and digital aerial point.

#### Landing:

9'9" x 4'9" (2.97 x 1.45)

Access to front loft space via door, loft is boarded and has lighting, smoke alarm.

#### Bedroom Three:

11'0" x 9'7" (3.35 x 2.92)

Side aspect Upvc window.

#### Outside:

To the front of the property one will find iron gated access and wooden fencing separating two parking area's with outside lights, water tap, access to the garage, raised rockery area, access to the rear gardens can be found either side of the property.

Garage – with up and over door, power and lighting, side window.

To the rear one will find a patio leading onto lawns, fenced and hedged boundaries, metal pent shed, outbuilding, outside light and access to the under the lounge store room.

Views across Drybrook.

#### Directions:

From the centre of Drybrook turn into Morse lane and then immediately into Whitehill lane on your right. Proceed up the hill and turn right into a private lane the property can be found near the end on the right hand side.

#### Consumer Notes:

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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.

EPC Rating - TBC

Agents Note:

We await approval from the seller of this brochure and details, please contact Dean Estate Agents for an updated brochure if applicable.



## Road Map



## Hybrid Map



## Terrain Map



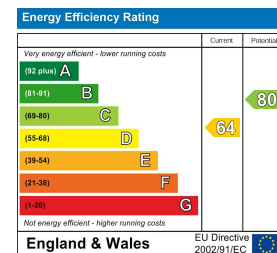
## Floor Plan



## 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



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