



## Morse Road

Drybrook, GL17 9AH

£320,000





\*\*\* VIRTUAL TOUR AVAILABLE \*\*\*

Dean Estate Agents are pleased to offer 'For Sale' this detached character cottage set on the outskirts of Drybrook village with far reaching countryside views. The property benefits from entrance porch / utility room, dining room, fitted kitchen, centre hallway / study, lounge, ground floor cloakroom, 3 bedrooms, bathroom, shower room, and conservatory.



**Entrance porch / Utility Room :**

Double glazed windows to front aspect, plumbing for washing machine, wash hand basin, UPVC half glazed door to dining room.

**Dining Room :**

Double glazed window to front aspect, gas fire, laminate flooring, wall lighting, beamed ceiling, sliding door to centre hallway, two steps up to kitchen.

**Kitchen :**

Matching wall and base cabinets, 1.5 bowl sink unit, gas cooker, plumbing for dishwasher, laminate flooring, twin panel radiator, double glazed window to front aspect with views.

**Centre Hallway / Study :**

Twin panel radiator, stairs to first floor, beamed ceiling, window to front aspect, door to lounge.

**Lounge :**

Feature fireplace with coal effect gas fire, two radiators, half glazed door and window to front aspect, door to cloakroom.

**Cloakroom :**

White suite comprising of low level WC, wash hand basin, part tiled walls, extractor fan, window to front aspect.

**First Floor Landing :**

Night storage heater, bay window to front aspect.

**Bedroom 1 :**

Range of fitted wardrobes, high ceiling, radiator, window to front aspect with far reaching views, access to loft space.

**Bathroom :**

Bath, low level WC, wash hand basin, extractor, vinyl flooring, shelved cupboard, window to rear aspect.

**Shower Room :**

Shower cubicle, low level WC, wash hand basin, part tiled walls, window to front aspect, three steps up to bedroom 2.

**Bedroom 2 :**

UPVC bay window to front aspect, double glazed UPVC window to rear, twin panel radiator, door to rear garden and raised patio.

**Bedroom 3 / Reception Room :**

Twin panel radiator, laminate flooring, door to garden, door to hallway and steps up to conservatory.

**Conservatory :**

UPVC double glazed windows and French doors, glass roof, laminate flooring, night storage heater.

**Garage/workshop**

Built into the bank is this stone outbuilding with power and light. There is a parking area opposite the property.

**Outside :**

The property stands in a generous elevated plot enjoying far reaching views across the neighboring countryside. The gardens lie predominantly to the rear and are laid to lawn over 2 levels. There is an orchard with numerous fruit trees, garden shed and greenhouse. The conservatory and bedroom 2 has access to the gardens and there is a patio above the workshop/garage.

**Consumer Notes :**

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.

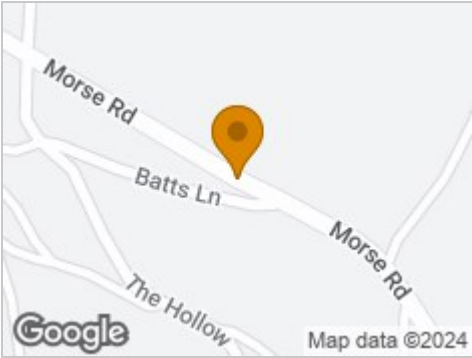
Tenure: We are advised freehold.

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





Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1 1/2

Floor 1

**Approximate total area<sup>(1)</sup>**

1306.09 ft<sup>2</sup>  
121.34 m<sup>2</sup>

**Reduced headroom**

10.34 ft<sup>2</sup>  
0.96 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

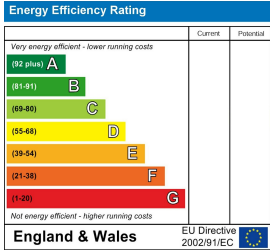
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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 firms employment has the authority to make or give any representation or warranty in respect of the property.