



## Hazel Hill

Drybrook, GL17 9HR

£525,000



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

Dean Estate Agents are proud to advertise 'For Sale' this extended detached cottage. The property is situated adjacent to woodland on the edge of the popular village of Drybrook. The property comprises entrance porch, separate dining room, sitting room/snug, a fabulous open plan fitted kitchen/family room, utility room, ground floor bedroom, shower room, a further three bedrooms to the first floor, family bathroom, detached garage/workshop, lawned gardens and level deck area's, various seating area's and orchard with separate vehicular access which is ideal for storing a motor home, direct access to woodland.



**Entrance Porch :**

Entered via twin glazed doors, windows to both side aspects, door to dining room.

**Dining Room :**

Feature stone open fireplace, radiator, polished wooden floor, beamed ceiling, twin glazed door to sitting room, latch door to inner hallway, window to front aspect.

**Sitting Room / Snug :**

Feature period fireplace, window to front aspect, stairs to first floor, twin panel radiator.

**Inner Hallway :**

Built in storage cupboard.

**Kitchen / Open Plan Family Room :**

A spacious light and airy room. Matching wall and base cabinets, ceramic hob, electric double oven and grill, microwave/grill, fridge/freezer, plumbing for dishwasher, oak work surfaces, stainless steel sink unit, 3 x sky lights, windows to side and rear aspects, oak laminate flooring, oak door to outside, double glazed French door to outside, speakers, twin panel radiator, electric fire, door to dining room, door to utility room.

**Utility Room :**

Sink unit, plumbing for washing machine, space for tumble dryer, tiled floor.

**Ground Floor Bedroom :**

Double glazed window to rear aspect, vertical radiator.

**Shower Room :**

Entered via latch door, fully tiled walk in shower, pedestal wash hand basin, low level WC, vertical radiator, tiled floor, double glazed window to rear aspect.

**First Floor Landing :**

**Bedroom :**

Double glazed window to front aspect, twin panel radiator, built in wardrobe, access to loft space.

**Bedroom :**

Double glazed window to front aspect, twin panel radiator, built in cupboard, boarded floor.

**Bedroom :**

Double glazed window to rear aspect with views, fitted wardrobe, electric panel heater, radiator, exposed floorboards.

**Bathroom :**

Free standing bath, walk in shower cubicle, low level WC, vanity wash hand basin, extractor fan, downlighting, Towel radiator, built in cupboard with LPG gas boiler, floor boards, double glazed window to rear aspect.

**Outside :**

Natural stone wall to the front, driveway to detached garage / workshop, with power and lighting. Lawned gardens to the side with an additional orchard with fruit trees and separate access (ideal for a motorhome etc.), raised deck and separate level deck, water feature, outside lighting, power points and water tap, direct access to woodland.

**Consumer Notes :**

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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 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

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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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Tenure: We are advised freehold.

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



## Road Map



## Hybrid Map



## Terrain Map



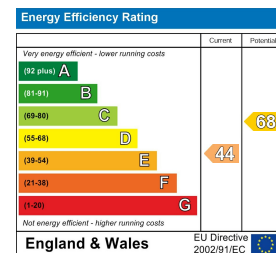
## Floor Plan



## 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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