



**41 A Park Road**  
**Coleford GL16 7BA**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

**£425,000**

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Pubs, Takeaway Restaurant, Petrol Station, Garage, Hairdressers, Chemist And Convenience Stores - One Including A Post Office.

Sporting and Social Facilities Within The Village Include A Social Club, Gymnastics and Fitness Centre and a Rugby Club which houses Pitchside Café.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.





## ENTRANCE HALL

12'01" x 9,05" (3.68m x 2.74m,1.52m)

A welcoming entrance hall with tiled flooring, radiator, power points, stairs rising to the first floor, useful storage cupboard and doors leading to the principal accommodation.

## KITCHEN/DINING/FAMILY ROOM

25'10" x 11'8", (7.87m x 3.56m)

An impressive open-plan room providing an excellent modern family and entertaining space. The kitchen area is fitted with a comprehensive range of base, wall and drawer-mounted units beneath solid granite worktops, incorporating a one-and-a-half bowl stainless steel sink with Butler-style tap, five-ring Smeg range cooker and space for dishwasher and American-style fridge/freezer. A large central island provides additional storage and space for stools.

The room continues into a generous dining and family area, with tiled flooring, radiator, inset ceiling spotlights and windows and doors overlooking and accessing the garden. There is also direct access into the garage.

## STUDY

9'5" x 6'9", (2.87m x 2.06m)

A useful additional room measuring approximately with wooden flooring, radiator, power points and front aspect double-glazed window. This versatile space would make an ideal home office, study or occasional reception room.

## GARDEN ROOM

11'5" x 8'6" (3.48m x 2.59m)

A particularly attractive garden room featuring a vaulted ceiling with exposed beams, creating a bright and characterful additional living space. There are double-glazed windows and impressive bi-folding doors opening directly onto the garden.

## BEDROOM TWO

10'1" x 9'9" (3.07m x 2.97m)

With radiator, power points and rear aspect double-glazed window.

## BEDROOM FOUR

9'9" x 6'10" (2.97m x 2.08m)

With radiator, power points and rear aspect double-glazed window.

## CLOAKROOM

5'05" x 2'09" (1.65m x 0.84m)

Fully tiled with low-level WC, vanity wash hand basin, heated towel rail, inset ceiling spotlights and frosted double-glazed window.

## FIRST FLOOR

## GALLERY LANDING

A spacious gallery-style landing with solid wooden flooring, access to the loft, useful storage cupboard and a further walk-in wardrobe/storage area. Front aspect double-glazed window.

## LOUNGE

19'7" x 10'1" (5.97m x 3.07m)

A superb additional reception room offering excellent flexibility and enjoying a feature fireplace, wooden flooring, radiators, power and television points, together with front and rear aspect double-glazed windows.

## BEDROOM ONE

11'8" x 9'8" (3.56m x 2.95m)

With built-in wardrobes, power points and double doors opening onto:

## BALCONY

8'11" x 4'4" (2.72m x 1.32m)

The balcony provides an attractive elevated outlook over the garden.

## EN-SUITE

6'04" x 3'05" (1.93m x 1.04m)

Fitted with a walk-in shower with electric shower, low-level WC, feature stone sink unit, heated towel rail and frosted double-glazed window.

## BEDROOM THREE

9'9" x 6'10" (2.97m x 2.08m)

With radiator, power points, storage cupboard and rear aspect double-glazed window.

## FAMILY BATHROOM

6'06" x 7'05" (1.98m x 2.26m)

A beautifully appointed bathroom featuring a freestanding bath, vanity sink unit, low-level WC and designer heated towel rail. Part-tiled walls, inset ceiling spotlights and frosted double-glazed window.

## OUTSIDE

The property is approached via gated access onto a generous driveway providing off-road parking for approximately four vehicles. The front garden is principally laid to lawn and there is access to the integral garage.

## GARAGE

15'8" x 9'6" (4.78m x 2.90m)

With power, lighting and a personal door providing access into the kitchen.

## GARDEN

Gated side access leads around to the south-west facing rear garden, which is a real feature of the property.

The garden is predominantly laid to lawn and complemented by extensive paved patio areas, providing plenty of space for outdoor dining and entertaining. The garden is enclosed by fencing and attractive stone walling and includes an outside water tap.

Further features include a large timber shed and pergola, while the mature planting, established borders and private nature create an attractive and secluded outdoor space.

## SERVICES

Mains gas, electricity, water and drainage.

## MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES

Severn Trent - Rates to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: D

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

Freehold

## VIEWINGS

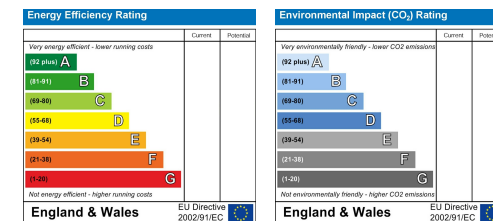
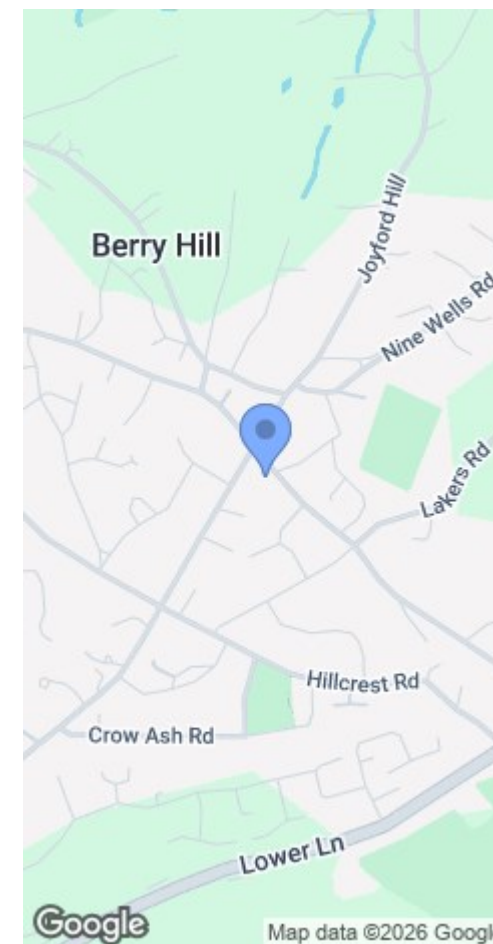
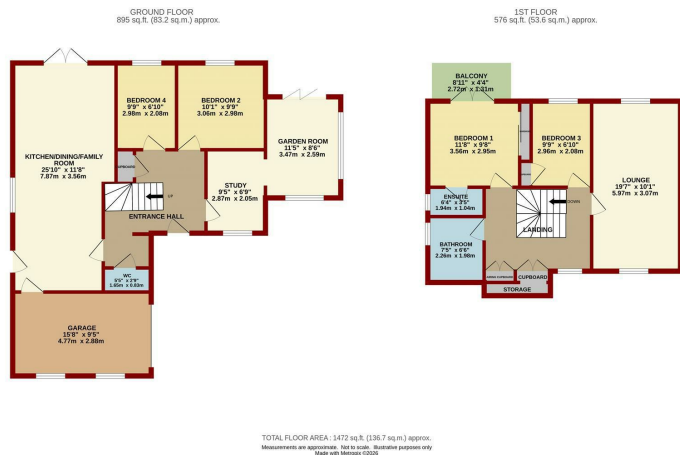
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From Coleford town centre proceed to the traffic lights and turn left into Bank Street, continue along turning right signposted Berry Hill and proceed up the hill, turning right on to Coverham Road, continue to the end of Coverham Road and turn right where the property can be found on the right hand side opposite The Globe Inn.

## PROPERTY SURVEYS





#### MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

Residential Sales | Residential Lettings | Auctions | Surveys