



DRYBROOK

Guide price **£325,000**



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To book a viewing call 01989 768484

THE BUNGALOW

Morse Lane, Drybrook, Gloucestershire GL17 9AE



Detached three bedroom dormer bungalow
Sought after edge of village location
Good size gardens with views

Set against the backdrop of Gloucestershire's breathtaking countryside, this 3-bedroom detached dormer bungalow is situated in Drybrook with a generous tranquil garden, garage and parking.

The property lies just a short distance from the heart of the village, whilst also offering easy access to a range of nearby countryside walks



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KEY FEATURES

- Detached 3-bedroom dormer bungalow
- Kitchen, spacious lounge
- Sought after edge of village location
- Good sized garden panoramic views of the scenic countryside
- Off-road parking and garage



STEP INSIDE



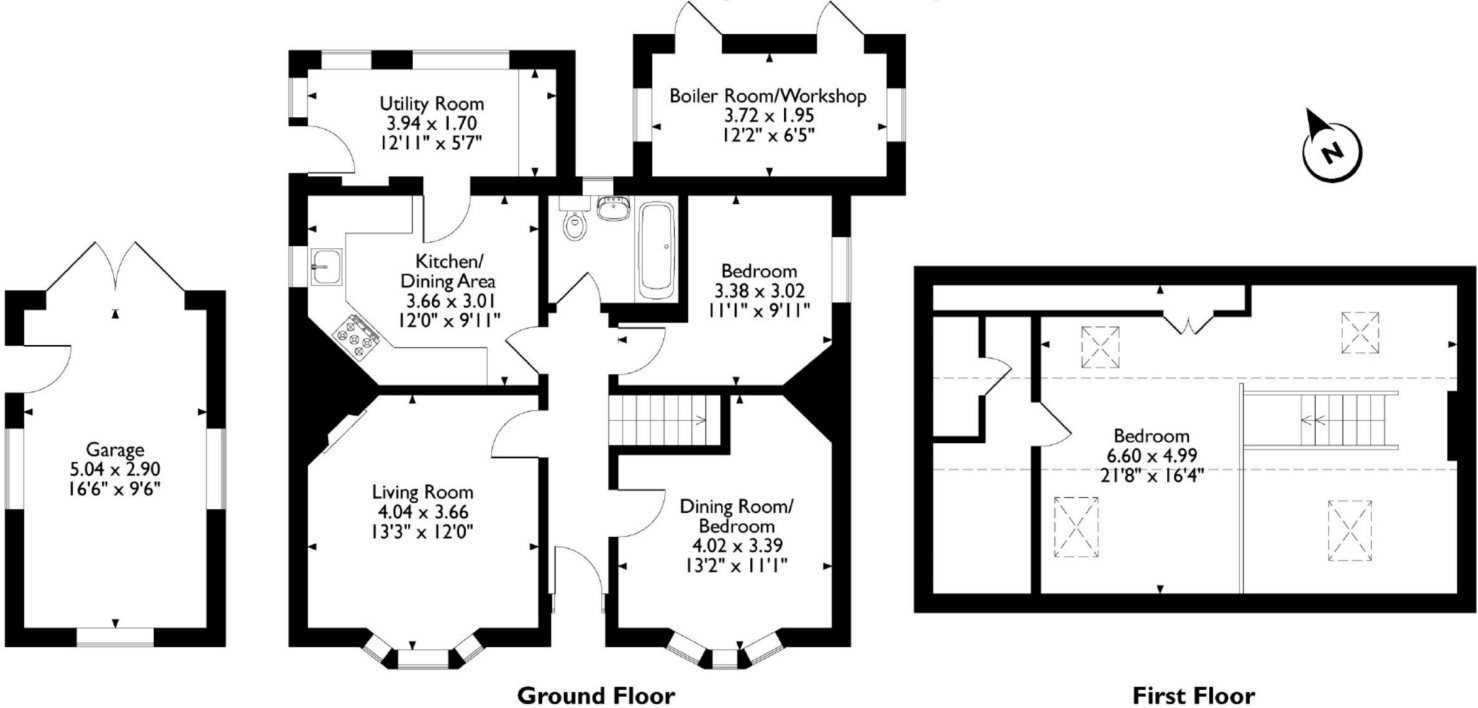
The property is accessed via the front door, which then leads into the entrance hallway. A generous lounge can be found to the front of the property as well as a dining room both with bay windows offering views of rolling hills and lush greenery.

The kitchen is fitted with wall and base units that hold enough space for a range style cooker, which then leads to a utility room via a door with access to the garden. Also on the ground floor is a good size family bathroom with a bath, wash basin and W.C. A double bedroom which offers natural light.

The first floor offers a large, spacious bedroom having stunning natural light and also features a generous walk-in wardrobe.



Approximate Gross Internal Area
Main House = 77 Sq M/829 Sq Ft
Garage = 15 Sq M/161 Sq Ft
Outbuilding = 7 Sq M/75 Sq Ft
Total = 99 Sq M/1065 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

STEP OUTSIDE



The property enjoys a good size plot with stunning countryside views as well as paved decorative areas, garden pond, trees and shrubs. There is a boiler room/workshop at the rear of the property, a garage and off-road parking.

INFORMATION

Postcode: GL17 9AE
Tenure: Freehold
Tax Band: C
Heating: Oil
Drainage: Mains
EPC: E





DIRECTIONS

From the centre of Ross, go via the A40, turn off right after Ryeford for Drybrook. Follow the road into Drybrook, when you get to the cross roads take a right turn and follow the lane up and you will see the property on the right,



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | 49 | 79 |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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