



DRYBROOK

Offers over **£375,000**



THE HAWTHORNS

Deans Walk, Drybrook, Gloucestershire GL17 9JU



Detached family home with four double bedrooms
Private rear gardens and countryside views to the front
Located in the highly desired Harrow Hill area

The Hawthorns is located in the highly desired Harrow Hill area of Drybrook. The property is in an elevated position offering views over the countryside. This detached family home has four good size double bedrooms and generous living space with private and mature gardens to the rear.

Situated in the beautiful Forest of Dean in the village of Drybrook is The Hawthorns. A four bedroom, detached family home located in the highly desired Harrow Hill area. Drybrook is a village with a primary school, shops and local amenities whilst being close to Cinderford, Gloucester and Ross-on-Wye providing easy access to The A40 and M50. The property has beautiful walks into the Forest of Dean on the doorstep. This is the perfect place to enjoy the country lifestyle whilst having the convenience of local towns and cities close by.

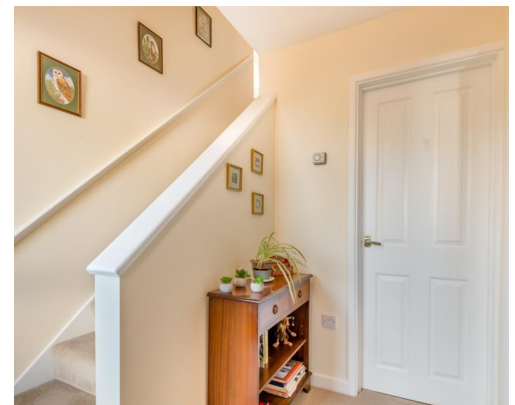


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KEY FEATURES

- Detached family home
- Four good size double bedrooms, modern family bathroom
- Private rear gardens and countryside views to the front
- Highly desired area, Ample off-road parking and garage
- Within walking distance of local primary school, shops and amenities



STEP INSIDE



Upon entering the property you are greeted into the Hallway which leads you through to the living room, kitchen/breakfast room and downstairs WC. The lounge is a generous size and has a window overlooking the front of the property and French doors out to the garden. A door from the kitchen leads into the dining room and a door then links the dining room to the kitchen/breakfast room. The layout of this property is seamless.

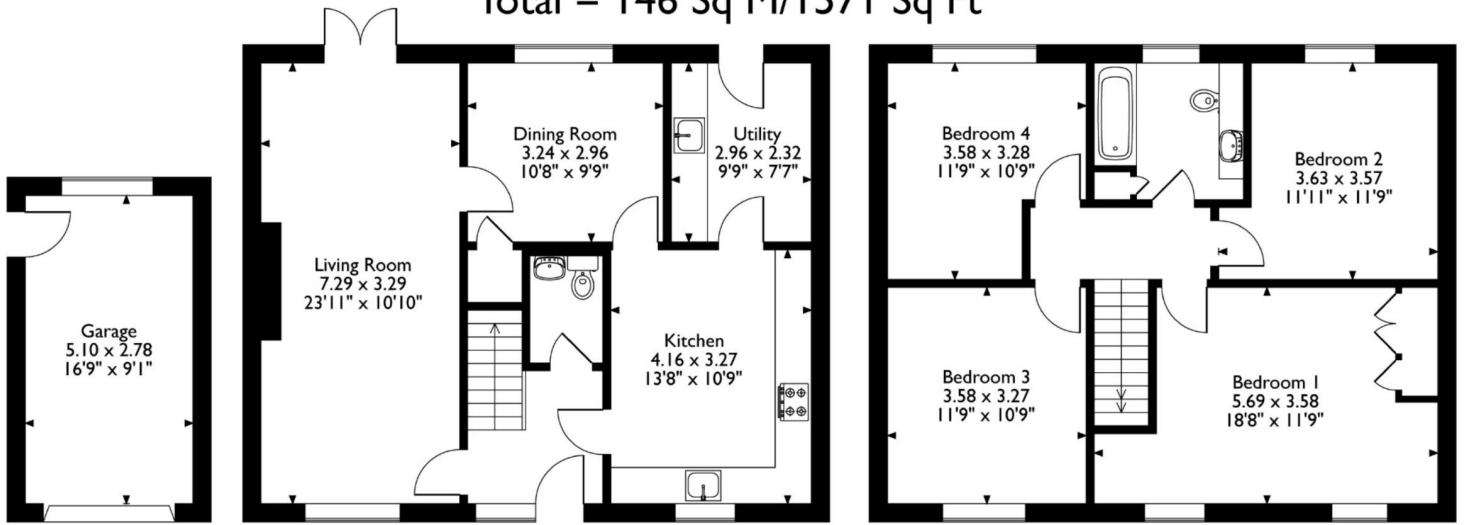
The kitchen/breakfast room has fitted base and wall units and a window overlooking the front of the property with views over the countryside. Just off the kitchen you will find a spacious utility room with further space for appliances and storage. A door from the utility room leads out to the rear garden.

To the first floor you will find four good size double bedrooms with the principal bedroom having the advantage of fitted wardrobes. The family bathroom is a modern design with a three-piece suite with overhead shower.

Agents Note:

There is a coal shaft within the boundary of the property. Agent has full details.

Approximate Gross Internal Area
Main House = 132 Sq M/1420 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Total = 146 Sq M/1571 Sq Ft



Ground Floor

First Floor

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



To the front of the property, you will find a gated driveway with ample parking for 3/4 cars which leads up to the garage that has the advantage of an electric roller door. There is a front garden that is mainly laid to lawn with plants and shrub borders. To the rear of the property, you will find a generous and private garden with a patio area perfect for sitting out with friends and family, lawned areas and terraced flower borders. There is also gated side access to the front of the property.

INFORMATION

Postcode: GL17 9JU
Tenure: Freehold
Tax Band: E
Heating: Gas LPG
Drainage: Mains
EPC: E





DIRECTIONS

From Gloucester Road, Ross-on-Wye, take the 3rd exit onto A40, continue on that road until you see a sign for Drybrook. Take the right turning and continue onto Hawthorns Rd for around 2.5 miles, then turn left on Trinity Road and continue on to take a left onto Deans Walk, where you will find The Hawthorns.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		63
39-54	E	46	
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.