



DRYBROOK

Guide price **£300,000**



5 NELSON COURT

Drybrook, Gloucestershire GL17 9DR



Modern three-bedroom, detached family home
Immaculately presented throughout
Sought after location & easy access to local amenities

Welcome to Nelson Court, an enchanting enclave nestled on the outskirts of Drybrook at the foot of Ruardean Hill in the serene Forest of Dean, Gloucestershire. Surrounded by beautiful countryside and picturesque woodland trails, the nearby village of Drybrook offers essential amenities including shops, pubs, a garage, hairdressers, and a popular fish and chip shop, all within a short stroll.

Within walking distance, three 'Good' primary schools await, with two secondary schools easily reachable via a short journey or the convenient nearby bus route. Drybrook enjoys a strategic location between Gloucester and Monmouth, with neighbouring towns such as Ross-on-Wye and Cinderford nearby, as well as easy access to the M50 and M5 motorways.

Despite its rural setting, the area is popular, boasting attractions like Pan Todd, the highest point in the Forest of Dean, just behind the property.



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KEY FEATURES

- Immaculate modern detached, family home
- Three good size bedrooms & family bathroom
- Fibre broadband with Gigaclear is available - Hyperfast 900Mbps
- Open plan lounge/dining room
- Sought after location close to local amenities
- Car port for two cars & outside electric sockets



STEP INSIDE



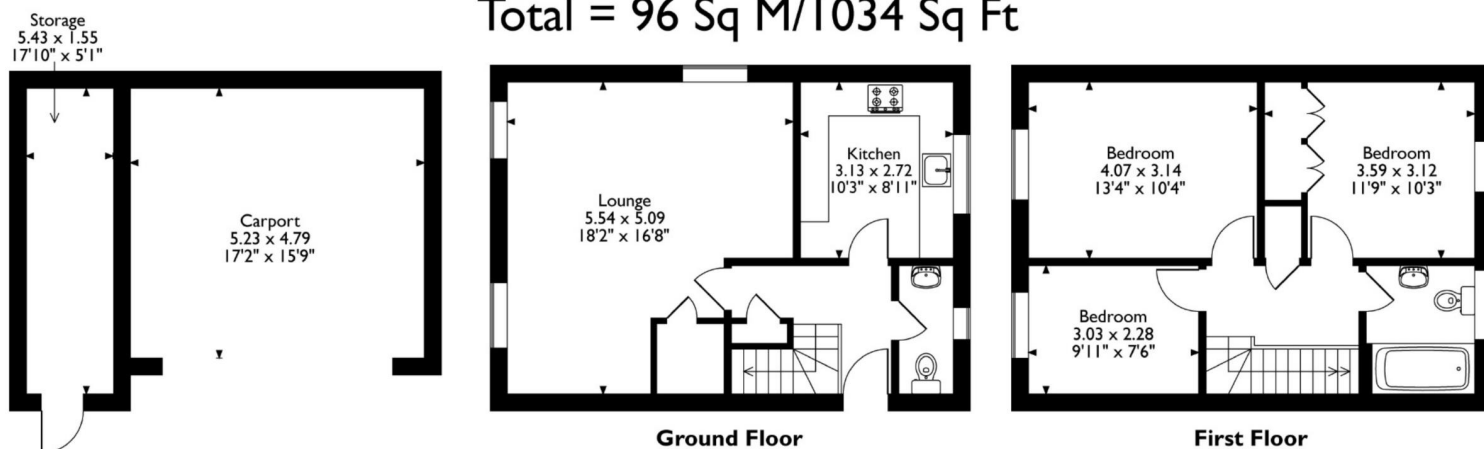
Number 5 Nelson Court offers an attractive prospect- a detached property with reclaimed stone facia featuring three double bedrooms within a small, modern development boasting delightful countryside vistas.

As you arrive, the property's charm is immediately apparent, with its faade adorned with reclaimed stone from the former pub 'The Nelson Arms', which once stood on this site. Parking is convenient with your own double carport which has power and light and leads to a shared staircase offering panoramic views over an old stone wall an ideal spot to relax and take in the surroundings.

Inside, the property impresses with a recently updated family kitchen and a generously sized open-plan living area. The living and dining space boasts deep cottage style Oak window sills and fitted Oak Veneer blinds. Into the hallway, under the signature Oak and glass panelled staircase is a storage cupboard, and adjacent a convenient downstairs WC.

The current vendors have also added luxury radiators into the hallway and kitchen. The kitchen has kick board and counter LED lights, as well as recessed LED ceiling lighting throughout the kitchen, lounge and bathroom with upgraded stainless steel fittings. The property also benefits from the central heating being smart controlled (NEST).

Approximate Gross Internal Area
 Main House = 88 Sq M/948 Sq Ft
 Storage = 8 Sq M/86 Sq Ft
 Total = 96 Sq M/1034 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.

Ascending to the upper level, the principal bedroom commands attention, offering ample space for a double wardrobe, super king bed, and sizable desk, all while affording outstanding elevated views.

The second double bedroom is perfect for siblings, accommodating either bunk beds or two singles, complete with large built-in wardrobes.

The smallest room, currently utilised as a home office, can easily double as a cosy bedroom with a double bed.

Completing the upper level is a large storage cupboard and a family bathroom, complete with an overhead rainfall & power shower.

Not to mention, throughout the property the current vendors have replaced the door frames with locally sourced Forest Ash wood, a truly unique touch.

STEP OUTSIDE



Outside, well-maintained and mature landscaped gardens adorn both the front and rear of the property, while a charming Astroturf rooftop terrace provides a sweet spot for enjoying rural vistas and a flagstone courtyard can be enjoyed for social gatherings. This cherished home has been lovingly cared for and regularly updated by its current occupants, who share their sentiments:

VENDOR INSIGHTS

"Moving from a bustling city was a leap of faith, but one that has brought immense joy. Over the past six years, we've relished raising our young family amidst the tranquillity of the forest. The airy, peaceful ambiance, coupled with wonderful neighbours, has made every moment memorable- whether it's savouring morning coffee to the sound of birdsong or unwinding in the hot tub on the terrace as the sun sets. We've explored countless walks from our doorstep and appreciated the proximity to Bristol, Cardiff, Gloucester, and Birmingham for day trips with the kids. Though we'll miss this haven dearly,

our growing family necessitates a larger space. We believe this property's versatility holds potential, even contemplating its transformation into a holiday retreat. For now, we hope the next occupants find as much happiness here as we have."

INFORMATION

Postcode: GL17 9DR

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

From the centre of Drybrook head down Drybrook Road towards Cinderford at the end of the road at the junction take the right turn then follow Morse Road where you will find 5 Nelson Court on your left hand side



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)			
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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