



BERRY HILL

Guide price **£420,000**



14 TRENCHARD DRIVE

Coleford, Gloucestershire GL16 7SL



Four-bedroom, detached property
Presented to a high standard throughout
Generous garden, off-road parking & garage

Welcome to this stunning four bedroom detached family home, perfectly situated in the desirable Forest Grove development.

This beautifully presented property offers ample living space, modern conveniences, and a lovely garden, making it an ideal choice for families seeking comfort and style.



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KEY FEATURES

- Modern, detached family home
- Four well appointed bedrooms
- Immaculately presented throughout
- Driveway with off road parking & garage
- Generous garden ideal for entertaining
- Close to local amenities & school



STEP INSIDE



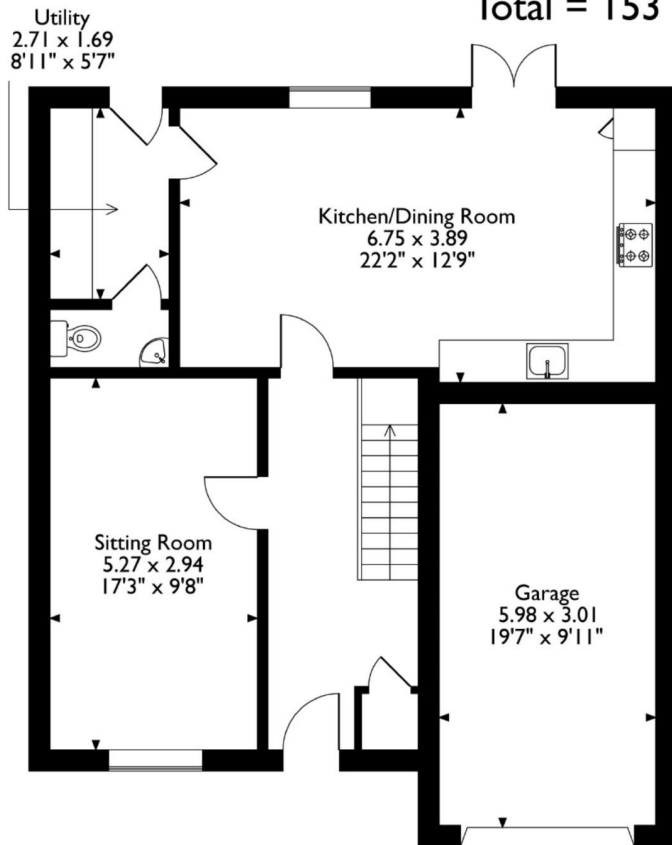
Upon entering the property, you are greeted into the spacious entrance hall which leads to the living accommodation. Step into the heart of the home, where the expansive kitchen/dining area seamlessly combines contemporary aesthetics with practicality.

This open-plan space is perfect for family meals and entertaining guests, featuring sleek, modern fittings and high-quality appliances.

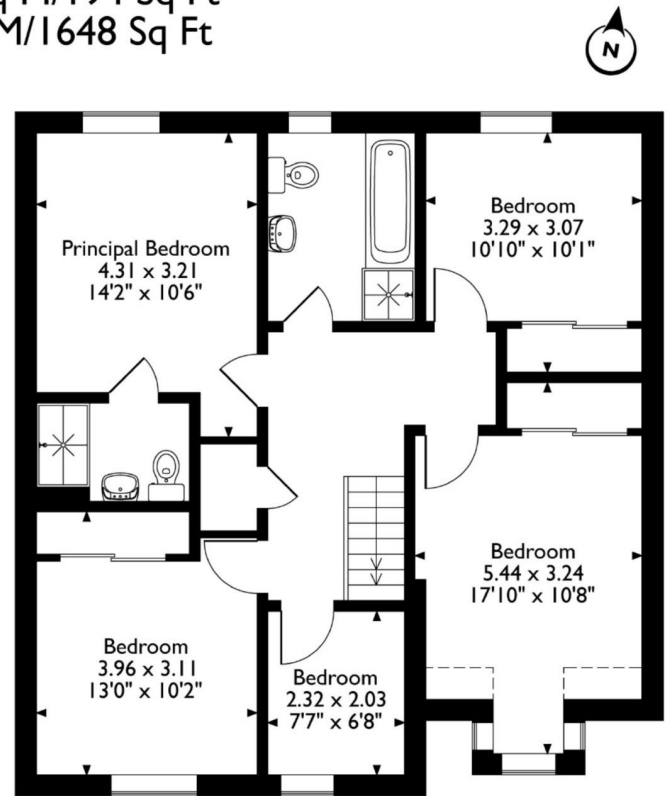
Large patio doors lead directly to the garden, ensuring a smooth transition between indoor and outdoor living, perfect for summer gatherings and al fresco dining. The generously sized sitting room is a welcoming retreat for relaxation and family time.

Conveniently situated off the kitchen, the utility room provides additional storage, laundry facilities and a downstairs WC.

Approximate Gross Internal Area
 Main House = 135 Sq M/1454 Sq Ft
 Garage = 18 Sq M/194 Sq Ft
 Total = 153 Sq M/1648 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.

To the first floor you will find four well appointed bedrooms and a further study room. The principal bedroom has a ensuite shower room.

The further three bedrooms all have fitted wardrobes with sliding doors creating plenty of storage space.

The family bathroom offers a modern, four-piece suite.

This modern family home is designed for comfortable, stylish living with its thoughtful layout and high-quality finishes. Located in a convenient area with easy access to local schools, shops, and transport links, this property is the ideal place to call home. A great opportunity to make this beautiful house your own and enjoy all it has to offer.

STEP OUTSIDE



The property's attractive facade complemented by a well-maintained front garden that adds to its welcoming charm. The beautifully landscaped garden enhances the overall aesthetic and provides a lovely space to enjoy the outdoors. A spacious driveway offers ample parking for multiple vehicles, ensuring convenience for both residents and visitors.

The rear garden is mainly laid to lawn and is a generous size with a patio area perfect for entertaining family and friends.

INFORMATION

Postcode: GL16 7SL

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: TBC





DIRECTIONS

From Coleford town clock tower head down St John Street then turn left onto Staunton Road. Then turn right onto The Gorse. Follow the road then turn right at the crossroads onto Lower Lane. Turn left into Ridgeway Avenue and follow this road then turn left down Trenchard Drive follow to the end and turn right where you will find the property on your right hand side.



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