



DRYBROOK

Offers over **£350,000**



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NEW LEAF

Hillside Road, Drybrook, Gloucestershire GL17 9EW



Spacious three-bedroom detached home in a sought-after village location. Beautifully landscaped gardens, sun-filled living spaces, and ample parking. Enjoy stunning far-reaching views.

A beautifully presented three-bedroom detached home on the edge of Drybrook, featuring spacious living areas, a sun room, modern kitchen, utility, and two bathrooms. Enjoy landscaped gardens, ample off-road parking, and stunning far-reaching views towards Ruardean Hill – the perfect family home in a desirable village location.

Drybrook is a popular Forest of Dean village, offering a great blend of countryside living with everyday convenience. The village has a welcoming community atmosphere with a primary school, village shop, post office, pharmacy, hairdresser, fuel station and traditional pub all close at hand. Mitcheldean is the next village and has a library, a butcher's and a secondary school. Surrounded by beautiful woodland and rolling hills, it's a haven for walkers, cyclists and nature lovers, with endless trails right on the doorstep.

For wider amenities, the nearby town of Cinderford provides supermarkets, leisure facilities and secondary schooling, while excellent road links connect easily to Gloucester, Cheltenham, Ross-on-Wye and the motorway network beyond.



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KEY FEATURES

- Three double bedrooms with family bathroom and downstairs shower room
- Spacious lounge and bright sun room/day room
- Modern fitted kitchen/breakfast room with separate utility room
- Ample off-road parking and gated driveway



STEP INSIDE



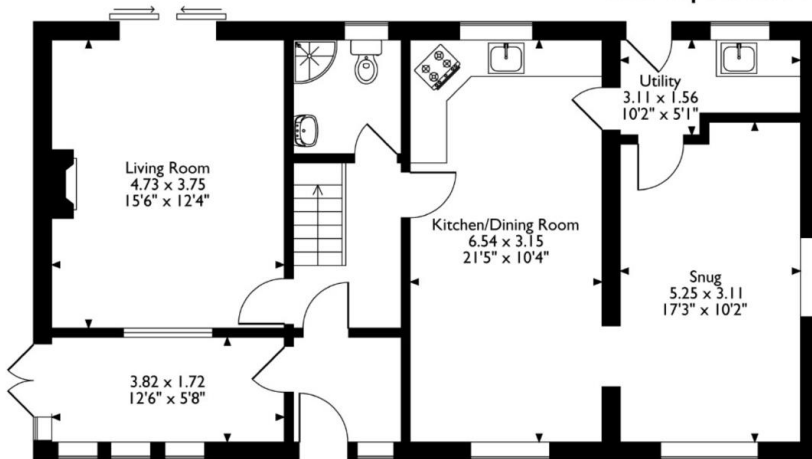
The property begins with an entrance porch leading into a bright conservatory, complete with patio doors to the garden a lovely spot to relax and enjoy the surroundings.

From the hallway, which includes a under-stairs reading nook, you step into the spacious lounge with its feature fireplace, front aspect window, and French doors opening onto the garden.

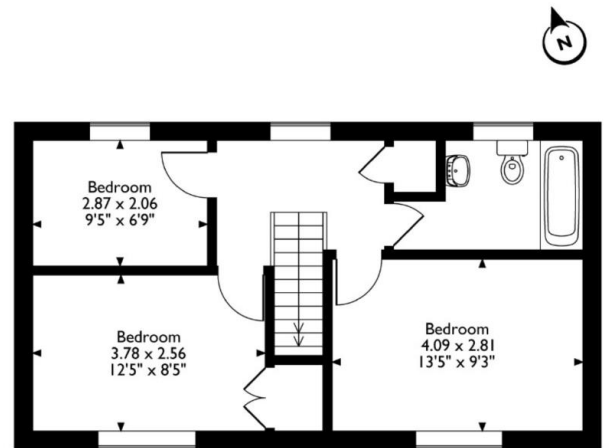
The kitchen/breakfast room is well-fitted with plenty of storage and worktop space, integrated appliances, and room for family dining. A door leads into the utility room, providing further storage, plumbing for appliances, and access to the rear garden.

A light-filled sun room/day room offers additional versatile living space, while a downstairs shower room completes the ground floor.

Approximate Gross Internal Area
124 Sq M/1335 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.

Upstairs, the master bedroom enjoys stunning front-facing views, with the second bedroom also benefitting from similar outlooks and built-in storage.

A third bedroom overlooks the rear garden. The family bathroom is finished with a bath and shower over, vanity basin, WC, and heated towel rails.

STEP OUTSIDE



A five-bar gate opens onto a generous parking area. The front garden is mainly laid to lawn with well-tended flower borders, a pergola seating area, and a greenhouse. To the rear, landscaped gardens feature stone walling, bark-lined beds for easy maintenance, and a large paved patio perfect for entertaining. Additional seating areas capture the wonderful views, and a gate provides access to the lane beyond. The property also benefits from having solar panels which feed into a tariff.

Agents Note:

The property has PV panels for electricity with feed in tariff. More details from Agent if required.

INFORMATION

Postcode: GL17 9EW

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

///EXPIRING.NOTE.UNITS



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | 68 | 72 |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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