



## 24 Orchard Way

Berry Hill, Coleford, GL16 7AQ

£400,000





Dean Estate Agents are delighted to present this beautifully presented, detached bungalow, ideally positioned in the sought-after area of Berry Hill, near Coleford. The accommodation comprises a spacious lounge/dining room with an electric fireplace, a kitchen/breakfast room with a separate utility, three bedrooms, a family bathroom, and a principal bedroom with en-suite.

Berry Hill is a popular residential area on the edge of Coleford, well regarded for its friendly community feel and excellent day-to-day amenities. There are local shops and services close by, alongside well-rated schools, and the town centre is only a short drive away for a wider range of supermarkets, cafés and independent businesses. Surrounded by woodland and countryside, Berry Hill is also ideal for those who enjoy walking and outdoor pursuits, with scenic routes and Forest of Dean trails right on your doorstep.



Approached via a UPVC double glazed door into:

#### Entrance Hallway:

L shaped, radiator, power & lighting, access to loft space, fitted cupboards with hanging rail and shelving, thermostat for central heating, smoke alarm, telephone point, further storage cupboard with shelving, doors to cloakroom, lounge/dining room, conservatory & kitchen/breakfast room.

#### Cloakroom:

with wc, wash hand basin, front aspect upvc double glazed window, mirrored medicine cabinet, coved ceiling and coat hooks.

#### Lounge/Dining Room:

23'1" x 13'1" (7.06m x 4.01m)

#### Lounge:

Feature electric fireplace with tiled surround and wooden mantle, carpet flooring and coved ceiling, TV point, power & lighting, front aspect UPVC double glazed window, radiator, two further side aspect UPVC double glazed windows.

#### Dining Area:

Power & lighting, radiator, front aspect UPVC double glazed window, coved ceiling, laminate flooring, side aspect UPVC double glazed patio doors leading into the conservatory, archway into lounge area.

#### Conservatory:

11'5" x 9'3" (3.48m x 2.84m)

Power & lighting, tiled flooring, glass double glazed roof, UPVC double glazed French doors leading out to the garden.

#### Kitchen/Breakfast Room:

18'4" x 9'3" (5.59m x 2.84m)

A range of fitted wall, base and drawer mounted units, built in electric fan oven with ceramic hob and cooker hood above, power & lighting, TV point, radiator, new integrated dishwasher and fridge, one and a half bowl single drainer sink unit with hot and cold taps over, partly tiled walls, tiled flooring, side aspect UPVC double glazed window, door to utility room.

#### Utility Room:

9'3" x 5'10" (2.84m x 1.78m)

Stainless steel one and half bowl single drainer sink unit, wall and base mounted units, space for fridge freezer, wall mounted gas fired central heating boiler, plumbing for washing machine, side aspect UPVC double glazed window, rear aspect UPVC double glazed patio door.

#### Bedroom One:

13'5" x 10'2" (4.09m x 3.10m)

Radiator, power & lighting, coved ceiling, fitted wardrobes with hanging and shelving options, side aspect UPVC double glazed window, door to en-suite.

#### En-Suite Shower Room:

Shower cubicle with tiled surrounds, vanity unit with built in wash hand basin, close coupled W.C., radiator, extractor fan, rear aspect frosted UPVC double glazed window.

### Bedroom Two:

9'8" x 9'8" (2.97m x 2.97m)

Range of fitted wardrobes with hanging and shelving options, radiator, power & lighting, coved ceiling, front aspect UPVC double glazed window.

### Bedroom Three:

9'8" x 6'11" (2.97m x 2.11m)

Radiator, power & lighting, coved ceiling, rear aspect UPVC double glazed window.

### Bathroom:

Panelled bath with electric shower over, close coupled W.C., vanity wash hand basin, electric shaver point and light, extractor fan, radiator, side aspect UPVC double glazed window.

### Outside:

There is ample parking for numerous vehicles, patio/seating area, various borders to include flower, shrubs, trees and bushes, wooden store shed, enclosed by fencing surround. Pathway to the side leads to the rear.

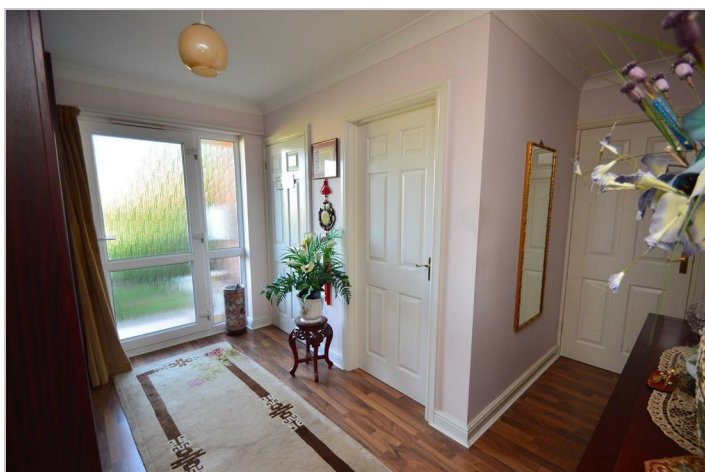
### Rear & Side Garden:

With an enclosed patio/seating area.

### Garage:

15'10" x 14'11" (4.85m x 4.57m)

Accessed via an electric up and over door, shelving, power & lighting.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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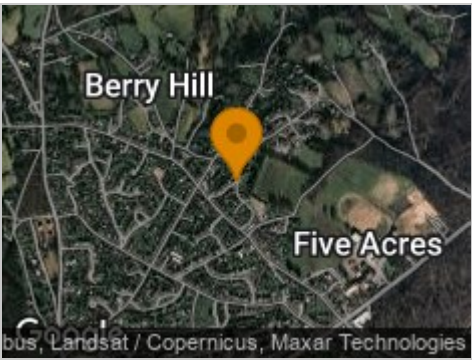
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



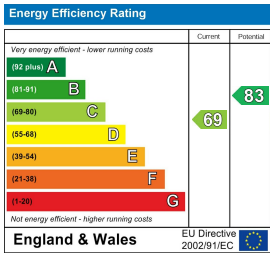
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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