Dean
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Tel: 01594 835751
Email: coleford@deanestateagents.co.uk



# Hillview Rise, Park Road

Berry Hill, Coleford, Gloucestershire, GL16 7RW

## Offers Over £500,000

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A beautifully presented four double bedroom detached home, set on a generous corner plot within a quiet cul-de-sac in the highly sought-after village of Berry Hill. This property is situated down a private close, being just one of five detached houses. Hillview Rise also offers a detached double garage, ample off-road parking & attractive private landscaped gardens, this property is perfectly suited to family living.

Inside, the home boasts spacious, light-filled accommodation including a welcoming lounge with woodburner, a formal dining room, and a stunning sun room with roof lantern and bi-fold doors creating seamless indoor-outdoor living. The modern kitchen is complemented by a separate utility room and downstairs cloakroom. Upstairs, the master bedroom benefits from an en-suite, alongside three further well-proportioned bedrooms and a stylish family shower room.

Berry Hill is a highly sought-after village on the outskirts of Coleford, offering a perfect blend of community living and countryside surroundings. The village benefits from a range of local amenities including well-regarded primary and secondary schools, a chemist, hair salon, takeaway options and a popular rugby club, creating a strong and welcoming community feel. Surrounded by the stunning Forest of Dean, residents enjoy immediate access to beautiful woodland walks, cycling routes and outdoor pursuits, while still being conveniently close to the wider amenities of Coleford and excellent transport links.







Approached via a partly glazed composite door into:

Entrance Hallway:
11'8" x 10'6" (3.57m x 3.21m)
Stairs to first floor landing, understairs cupboard space, radiator, doors to lounge, dining room, cloakroom & kitchen, power & lighting.

Lounge:
21'11" x 11'4" (6.70m x 3.46m)
Feature fireplace with wooden surround, front aspect double glazed UPVC window, two radiators, power & lighting, UPVC double doors to sun room.

Dining Room:
11'9" x 7'5" (3.60m x 2.27m)
Rear aspect patio doors, radiator, power & lighting.

Sun Room:
15'10" x 9'4" (4.85m x 2.85m)
Side aspect bi-fold doors to the garden, rear and side aspect double glazed UPVC windows, electric radiator, power & lighting, the room features a glass roof lantern filling the space with natural light.

Kitchen:
11'1" x 9'9" (3.38m x 2.99m)
A range of wall, drawer and base mounted units, built in oven, gas hob, extractor fan, space for dishwasher, space for fridge/freezer, plastic one & half bowl drainer unit with mixer tap over, rear aspect double glazed UPVC windows, side aspect door which gives access to the courtyard area, radiator, power & lighting, door to utility room.

Utilty Room:
6'9" x 6'6" (2.08m x 1.99m)
Front aspect double glazed UPVC window, a range of wall, drawer and base mounted units, plastic drainer unit with mixer tap over, space & plumbing for washing machine, space for tumbledryer, Ideal boiler, radiator, power & lighting.

Cloakroom:
6'9" x 3'0" (2.07m x 0.93m)
Front aspect double glazed UPVC frosted window, close coupled W.C., sink with tap over, radiator, lighting.

First Floor Landing:
Loft access, radiator, power & lighting, doors to all bedrooms & bathroom.

Bedroom One:
11'9" x 11'5" (3.59m x 3.49m)
Rear aspect double glazed UPVC windows, radiator, power & lighting, fitted wardrobe, storage cupboard which houses the hot water cylinder, door to en-suite.

En-Suite:
8'2" x 6'6" (2.49m x 1.99m)
Front aspect double glazed UPVC frosted window, close coupled WC., sink with tap over, radiator, walk in shower with Mira shower above, extractor fan, lighting.

Bedroom Two:
11'3" x 8'11" (3.44m x 2.73m)
Front aspect double glazed UPVC window, radiator, power & lighting, built in wardrobe space.

Bedroom Three:
11'4" x 10'7" (3.46m x 3.24m)
Rear aspect double glazed UPVC window, radiator, power & lighting, built in wardrobe space.

Bedroom Four:
9'10" x 7'9" (3.00m x 2.37m)
Rear aspect double glazed UPVC window, radiator, power & lighting.

Bathroom:
7'4" x 5'11" (2.26m x 1.81m)
Front aspect double glazed UPVC frosted window, radiator, close coupled W.C., sink with tap over, large double walk in shower unit with a Mira electric shower above, extractor fan, partly tiled walls.

Outside:
To the front, the property is approached via a large driveway providing ample off-road parking for multiple vehicles, alongside a detached double garage with an up-and-over door. A well-maintained lawn with mature planting and a feature tree adds to the home's kerb appeal, while a pathway leads to the attractive entrance porch with a pitched roof and supporting pillars, creating a welcoming first impression. Gated side access leads through to the rear garden.

The rear of the property is equally impressive, offering a spacious and versatile outdoor layout. A generous paved patio area provides the perfect space for outdoor dining and entertaining, with steps rising to an elevated lawn bordered by established shrubs, plants, and fencing for privacy. The garden is beautifully landscaped, enjoying a sunny aspect and a high degree of seclusion. To the rear, a useful office/summer house offers excellent potential for a studio or hobby space.

Additionally, the property benefits from a modern conservatory extension to the rear, seamlessly connecting indoor and outdoor living, making this an ideal home for families and those who enjoy entertaining.

Double Garage:
19'8" x 18'8" (6.01m x 5.70m)
Electric up & over door, power & lighting, large space above.

Office/Summer House:
12'4" x 9'1" (3.76m x 2.78m)
Two wooden double glazed doors, power, side aspect double glazed wooden window.






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## Road Map




## Hybrid Map




## Terrain Map



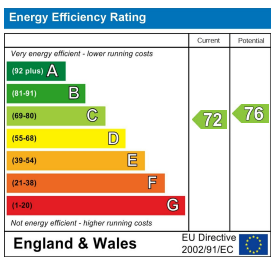

## Floor Plan




## 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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14 St John Street, Coleford, Gloucestershire, GL16 8AR
Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk

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