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Cross Keys

Berry Hill, Coleford, Gloucestershire, GL16 7RN

Offers Over £450,000

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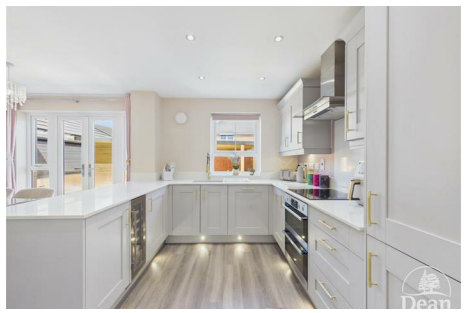




An exceptional contemporary family home offering a high specification finish throughout is this impressive four bedroom detached house with spacious, stylish accommodation throughout, perfectly suited to modern family living. Occupying an attractive position on a sought-after development, the property combines high-quality finishes with versatile living space, an outstanding detached garden room & beautifully landscaped gardens.

The welcoming entrance hallway provides access to a generous lounge featuring a striking contemporary media wall with inset fireplace & ambient LED lighting, creating a superb space to relax. To the rear of the property is the heart of the home- a stunning open plan kitchen, dining & family area fitted with a comprehensive range of modern units, integrated appliances, wine cooler & ample worktop space. Large windows and French doors flood the room with natural light whilst providing seamless access to the landscaped rear garden, making it ideal for both everyday living & entertaining. An additional reception room currently being used as a games room, separate utility area & a contemporary cloakroom complete the ground floor accommodation. Upstairs, the spacious master bedroom benefits from fitted mirrored wardrobes, air conditioning & a stylish en-suite shower room. There are three further well proportioned bedrooms, all beautifully presented, which are served by a modern family bathroom finished with quality tiling and contemporary fittings.

Externally, the property continues to impress. To the front are electric gates into the private driveway with ample parking leading to the garage while the enclosed rear garden has been thoughtfully landscaped with a covered patio area, well-maintained lawns & a substantial detached garden room. The garage is currently arranged as two separate rooms, a fully equipped home gym & storage to the front.







Approached via a composite front door into:

Entrance Hallway:
11'3" x 7'4" (3.44m x 2.25m)
Single panelled radiator, stairs to first floor landing, doors to cloakroom, office, kitchen/dining room/family room & lounge, LVT flooring, spotlights, power, smoke alarm, cupboard.

Lounge:
16'6" x 10'11" (5.03m x 3.34m)
Striking media wall incorporating a modern inset electric fireplace, floating television and integrated soundbar, UPVC double glazed window to front aspect with privacy screen, single panelled radiator, spotlights, feature LED lighting, power.

Kitchen/Dining/Family Room:
26'5" x 8'7" (8.06m x 2.63m)
A very spacious room perfect for family life & entertaining, includes a range of shaker-style wall units, base units & drawers with brass-effect handles, inset ceramic sink with pull-out tap, sleek quartz worktops, integrated wine cooler, integrated fridge/freezer, AEG induction hob, AEG double oven, extractor hood, integrated dishwasher, power, under cabinet & plinth lighting, spotlights, air conditioning unit, extractor fan, LVT flooring, two triple panelled radiator, UPVC double glazed windows to rear aspect, UPVC double glazed French doors to rear garden, understairs storage cupboard, opening into utility area.

Utility Area:
5'5" x 5'0" (1.66m x 1.54m)
Shaker-style base & wall units with brass-effect handles, sleek quartz worktops, space & plumbing for washing mashine, cupboard housing boiler, single panelled radiator, spotlights, LVT flooring, UPVC double glazed door to rear garden.

Office/Additional Reception Room:
7'5" x 7'0" (2.27m x 2.14m)
UPVC double glazed window to front aspect, double panelled radiator, power & lighting.

Cloakroom:
5'5" x 5'0" (1.66m x 1.54m)
W.C., wash hand basin with tiled splashbacks, single panelled radiator, lighting, extractor fan, laminate flooring.

First Floor Landing:
9'10" x 7'11" (3.00m x 2.42m)
Loft access, smoke alarm, spotlights, doors to all bedrooms & bathroom, large storage cupboard.

Bedroom One:
12'7" x 11'8" (3.86m x 3.56m)
Fitted wardrobes, air conditioning unit, three UPVC double glazed windows to front & side aspects, double panelled radiator, power & lighting, door to en-suite.

En-Suite:
7'6" x 5'1" (2.29m x 1.55m)
Walk-in double shower, tiled enclosure, wash hand basin with tiled splashbacks, heated towel rail, LVT flooring, W.C., extractor fan, lighting.

Bedroom Two:
11'5" x 9'3" (3.48m x 2.84m)
Single panelled radiator, UPVC double glazed window to front aspect, power & lighting, overstairs storage cupboard.

Bedroom Three:
9'0" x 10'11" (2.75m x 3.33m)
Single panelled radiator, UPVC double glazed window to rear aspect, power & lighting.

Bedroom Four:
9'6" x 10'2" (2.90m x 3.11m)
Single panelled radiator, UPVC double glazed window to rear aspect, power & lighting.

Bathroom:
7'1" x 5'5" (2.18m x 1.67m)
Panelled bath, tiled walls, LVT flooring, double panelled radiator, W.C., wash hand basin, extractor fan, lighting, UPVC double glazed frosted window to rear aspect.

Outside:
The property enjoys an attractive and thoughtfully designed exterior, perfectly complementing the modern style of the home. To the front, a generous driveway provides electric gates leading to ample off-road parking, while a neatly landscaped frontage and contemporary entrance create excellent kerb appeal. Occupying an enviable position overlooking an attractive open green space, the property benefits from a pleasant outlook and a greater sense of openness.

The enclosed rear garden has been designed for both relaxation and entertaining, featuring paved pathways with LED lighting & seating areas surrounding level lawn sections, creating an attractive yet low-maintenance outdoor space. A superb covered entertaining area offers the perfect setting for outdoor dining and social gatherings throughout the year, while an impressive detached garden room provides a versatile space ideal as a home office, studio or games room.

The garden also benefits side access, outside electric, an outside tap & secure boundary fencing, offering privacy and practicality.

Garden Room:
Accessed via UPVC double glazed French doors, power & spotlights, UPVC double glazed windows to garden.

Garage:
10'11" x 8'5" (3.34m x 2.59m)
Split into two rooms, the front of the garage being storage & the rear changed to a home gym. Power.

Garage Room:
11'9" x 9'11" (3.60m x 3.03m)
Currently used as a home gym with power & spotlights, door to garden.







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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.

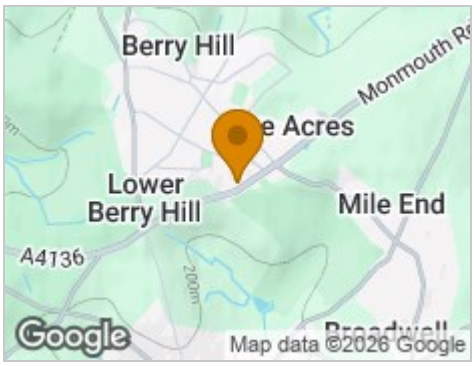
Road Map



Hybrid Map



Terrain Map



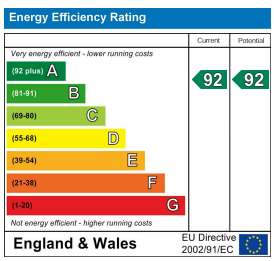
Floor Plan



Viewing

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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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