Dean
ESTATE AGENTS

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Nine Wells Road

Berry Hill, Coleford, Gloucestershire, GL16 7AT

Offers Over £365,000

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A charming bungalow, offered to the market with no onward chain, set in a lovely position with a wrap-around private garden and beautiful woodland views. The accommodation comprises spacious lounge, fitted kitchen, rear porch, two well-proportioned bedrooms and a shower room.

Outside, the property benefits from a detached garage and generous wrap-around gardens, providing plenty of outdoor space to enjoy the peaceful surroundings. This delightful bungalow offers a fantastic opportunity for those seeking single-storey living in a tranquil setting.

Berry Hill is a well-regarded village on the edge of Coleford, enjoying a pleasant setting within the Forest of Dean and around 1.5 miles from the town centre. Forming part of the wider West Dean area, it offers a strong sense of community together with excellent access to surrounding woodland and countryside, making it particularly appealing to those who enjoy outdoor living. With Coleford's range of shops, amenities and attractions close by, Berry Hill combines a village atmosphere with everyday convenience, creating a popular setting for a wide variety of buyers.







Approached via front door into:

Entrance Hallway:
5'3" x 12'11" (1.62m x 3.95m)
Doors to bedrooms, kitchen, bathroom & lounge, loft access, power & lighting.

Lounge:
14'9" x 11'9" (4.52m x 3.60m)
Two double glazed UPVC windows, gas fireplace, power & lighting, TV point, radiator.

Kitchen:
14'9" x 9'10" (4.51m x 3.00m)
A range of eye level and base units, stainless steel sink with integrated drainer unit & mixer tap, space & plumbing for washing machine, eye level oven, electric hob with extractor hood above, consumer unit, power & lighting, double glazed UPVC window to side aspect, radiator.

Rear Porch:
9'2" x 5'2" (2.80m x 1.60m)
Double glazed UPVC window to rear aspect, power & lighting, door to rear garden.

Bedroom One:
Fitted wardrobes, radiator, double glazed UPVC window to front aspect, power & lighting.

Bedroom Two:
Fitted wardrobes, double glazed UPVC window to rear aspect, power & lighting, radiator.

Shower Room:
7'3" x 5'5" (2.21m x 1.67m)
Walk in shower, W.C., hand wash basin, frosted double glazed UPVC window, heated towel rail, wall mounted light with shaver point, wall mounted storage unit, extractor fan.

Outside:
Externally, the property enjoys a lovely garden with stunning woodland views, creating a peaceful and private setting to relax and unwind. The garden offers a wonderful blend of practicality and outdoor space, benefiting from a greenhouse, outside electric and a useful cupboard housing the boiler. To the front, there is off-road parking for multiple vehicles, providing ample space for family and visitors alike.

Garage:
10'4" x 19'5" (3.16m x 5.94m)
Up & over door, power & lighting, rear door.









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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.
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.

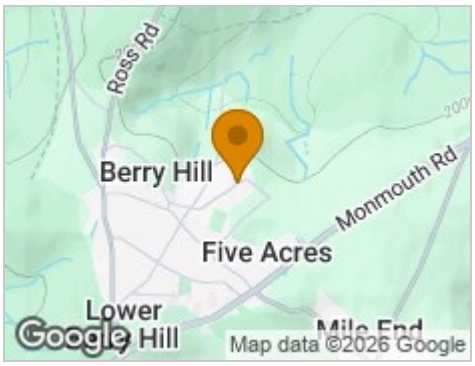
Road Map



Hybrid Map



Terrain Map



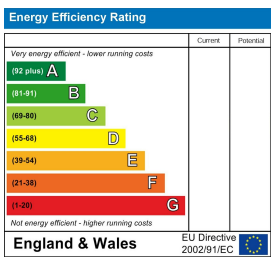
Floor Plan



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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The Property Ombudsman