



## Seymour Close

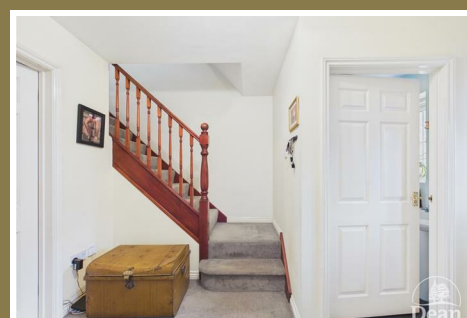
Berry Hill, Coleford, GL16 7RY

£290,000



A well presented family home tucked away at the end of a quiet cul-de-sac in Berry Hill, offering spacious and versatile accommodation ideal for families and first-time buyers. The semi-detached house features a generous lounge/dining room, providing plenty of space for both relaxing and entertaining, with doors leading through to a bright conservatory overlooking the rear garden. Further benefits include a fitted kitchen, a downstairs cloakroom, three good-sized bedrooms, a modern family bathroom and a garage, along with ample off-road parking for added convenience.

Berry Hill is a popular Forest of Dean village, well known for its friendly community feel and excellent access to countryside walks. The village offers a range of local amenities and is conveniently positioned for nearby towns such as Coleford and Monmouth, making it ideal for those wanting a balance of village living with everyday facilities close by.



Approached via UPVC double glazed front door into:

#### Entrance Hallway:

11'5" x 5'8" (3.48m x 1.73m)

Radiator, power & lighting, doors to cloakroom, lounge/dining room & kitchen, stairs to first floor landing.

#### Lounge/Dining Room:

16'11" x 14'8" (5.17m x 4.49m)

Understairs storage cupboard, radiator, power & lighting, UPVC double glazed window into conservatory, UPVC double glazed French doors into conservatory.

#### Conservatory:

14'2" x 7'6" (4.32m x 2.29m)

UPVC double glazed windows to rear & side aspects, UPVC double glazed rear door to garden, glass roof (new for October 2024), power & lighting.

#### Kitchen:

11'4" x 7'11" (3.46m x 2.43m)

A range of base & wall units, drawers, worktops,

composite sink with drainer unit, tiled flooring, tiled splashbacks, space for oven, extractor hood, space & plumbing for washing machine, space for fridge/freezer, wall mounted boiler, radiator, power & lighting, UPVC double glazed window to front aspect.

#### Cloakroom:

4'8" x 4'5" (1.43m x 1.35m)

W.C., wash hand basin, UPVC double glazed frosted window to front aspect, lighting, tiled splashbacks, radiator.

#### First Floor Landing:

11'8" x 6'9" (3.56m x 2.08m)

Doors to all bedrooms & bathroom, power & lighting.

#### Bedroom One:

14'3" x 9'6" (4.36m x 2.90m)

UPVC double glazed window to rear aspect, radiator, power & lighting.

#### Bedroom Two:

11'8" x 9'4" (3.56m x 2.87m)

UPVC double glazed window to front aspect, radiator, power & lighting.

### Bedroom Three:

7'8" x 6'10" (2.35m x 2.10m)

UPVC double glazed window to rear aspect, radiator, power & lighting.

### Bathroom:

6'9" x 6'2" (2.07m x 1.89m)

Panelled bath, electric shower over, W.C., wash hand basin, UPVC double glazed frosted window to front aspect, radiator, lighting.

### Outside:

To the front of the property the driveway leads to a pathway to the front door, there is additional parking to the side and a partly lawned area. To the side of the property a gate leads to the rear garden.

The garden is mainly laid to lawn with a patio area perfect for seating, there is a bordered area with mature shrubs and plants dotted around.



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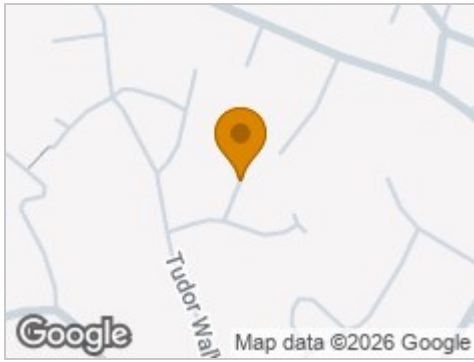
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

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



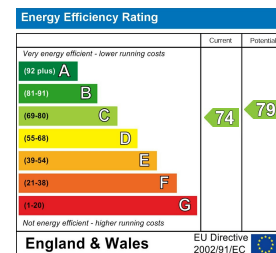
## Floor Plan



## 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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