



Bents Lane

Ruardean Hill, Drybrook, GL17 9AS

£385,000



*** VIRTUAL TOUR AVAILABLE *** *** NO ONWARD CHAIN ***

Dean Estate Agents are thrilled to offer 'For Sale' this three bedroom detached cottage set in a semi rural location, with far reaching views.

The property benefits from entrance hall, open plan lounge / diner with fireplace, dining room with French doors, kitchen with built in pantry, three bedrooms, family bathroom, oil central heating, double glazing, off road parking for two vehicles, raised decking area, sloping lawns, patio and pond.



Entrance Hall :

4'1" x 4'8" (1.25 x 1.44)

Entered via UPVC door, laminate flooring.

Cloakroom :

4'11" x 4'9" (1.50 x 1.45)

Low level WC, wash hand basin, radiator, laminate flooring, double glazed window to front aspect.

Open Plan Lounge / Diner

11'5" x 19'10" (3.48 x 6.06)

Fireplace, cupboard, laminate flooring, stairs to first floor, two radiators, double glazed window to side aspect.

Dining Room :

11'10" x 13'0" (3.61 x 3.97)

Radiator, laminate flooring, double glazed French doors, double glazed window to front aspect with views.

Kitchen :

10'1" x 11'3" (3.08 x 3.44)

Wall and base cabinets, sink unit, electric cooker point, radiator, laminate flooring, built in

pantry, down lighting, double glazed windows to front and side aspects.

Utility Porch :

5'4" x 3'2" (1.65 x 0.99)

Plumbing for washing machine, double glazed window to side aspect, stable door to front.

First Floor Landing :

5'7" x 13'7" (1.72 x 4.16)

Airing cupboard with hot water tank, access to loft space, radiator, double glazed window to rear aspect.

Bedroom 1 :

12'1" x 13'1" (3.70 x 4.01)

Radiator, double glazed window to front aspect with far reaching views.

Bedroom 2 :

10'2" x 11'8" (3.10 x 3.56)

Radiator, access to loft space, double glazed window to front aspect.

Bedroom 3 :

11'7" x 9'5" (3.54 x 2.89)

Radiator, double glazed window to rear aspect.

Bathroom :

5'5" x 7'4" (1.66 x 2.25)

Bath with shower over, low level WC, vanity wash hand basin, part tiled walls, laminate flooring, shaver point, double glazed window to front aspect.

Side - Off road parking for two vehicles, access via double gates.

Outside :

Front - Raised decking with patio to side and garden shed, sloping lawns, pond, summerhouse, far reaching views over surrounding countryside.



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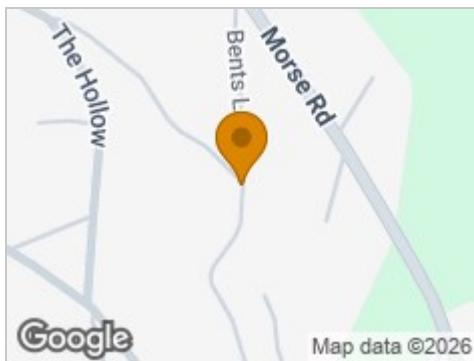
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Road Map



Hybrid Map



Terrain Map



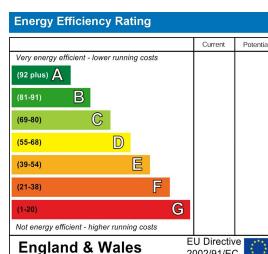
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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