

Parva Dene Quabbs Road
Drybrook GL17 9AG

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£375,000

Steve Gooch Estate Agents are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME benefitting from PARKING FOR TWO/THREE VEHICLES, ENCLOSED GARDEN INCLUDING A SMALL ORCHARD AND SHED, UPVC FACIAS AND GUTTERING, GAS CENTRAL HEATING, DOUBLE GLAZING.

The property comprises of ENTRANCE HALL, LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOMS, UTLITY AREA, DOWNSTAIRS WETROOM and BEDROOM to the ground floor. BEDROOM ONE with ENSUITE BATHROOM, TWO FURTHER BEDROOMS and FAMILY BATHROOM to the first floor.

Drybrook is a village located in the Forest of Dean district of Gloucestershire, England. Situated in the western part of the Forest of Dean, it is about 3 miles north of the town of Cinderford.

The village offers a rural atmosphere, making it an ideal location for those seeking a quieter lifestyle. The surrounding forest and woodlands provide opportunities for walking, cycling, and exploring nature. The village is located near the start of the famous Wysis Way long-distance footpath, which offers scenic views and connects to other parts of the Forest of Dean.

The village has a strong community spirit and a range of amenities to serve its residents. These include a chemist, general stores, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, petrol station with well-stocked shop, garage & MOT centre, public house, social club, and a bus service to Gloucester and surrounding areas.

Sports enthusiasts can enjoy the local rugby club, which has a strong presence in the village and actively engages in the community.



The property is approached via a porch area with inset ceiling spots. This leads to the front door of woodgrain upvc construction with obscure glazed panels inset and to side. This gives access into:

ENTRANCE HALL

Ceiling light, mains wired smoke alarm system, stairs leading to the first floor, small understairs storage area, exposed timber skirting boards and architrave, double radiator, wood laminate flooring, power points, telephone point, timber door giving access into storage cupboard with hanging rail and shelving options, timber door giving access into:

LOUNGE/DINING ROOM

19'08 x 13'01 (5.99m x 3.99m)

Ceiling lights, wall light points, exposed timber skirting boards, wood laminate flooring, power points, tv point, double radiator, door to understairs storage cupboard, dimmer switches, front aspect woodgrain upvc double glazed French doors with glazed panels to either side opening onto the front garden with views towards Ruardean Hill, pair of wooden double doors opening into:

KITCHEN/BREAKFAST ROOM

18'08 x 10'01 (5.69m x 3.07m)

One and a half bowl stainless steel sink unit with boiling hot water tap, quartz worktops with in-built drainer inset, range of base and wall mounted units, tiled surrounds, inset ceiling spots, space for a 1000mm Oven/Range/AGA, under-cupboard lighting, built-in conventional oven & microwave oven, utility area with woodblock worktop, space for washing machine and tumble dryer, gas fired Worcester domestic hot water and heating boiler, power points, rear aspect upvc woodgrain double glazed window and door overlooking the rear garden, timber door giving access into:

WET ROOM

White suite with close coupled w.c, pedestal wash hand basin with tiled splashback, taps over, wetroom shower area with aqua board surround, mains fed shower, non slip flooring, inset ceiling spots, extractor fan, heated towel radiator, side aspect obscure upvc double glazed window.

From the Kitchen/Breakfast room, access continues through to:













KITCHEN AREA

13'00 x 110'10 (3.96m x 33.78m)

Ceiling light, wall light points, power points, tv point, telephone point, double radiator, continuation of the vinyl flooring, range of base and wall mounted units including dresser storge, quartz worktops, space for American fridge/freezer, pair of woodgrain upvc double glazed French doors opening onto the rear garden.

From the Entrance Hall, wooden door gives access into:

BEDROOM FOUR

14'11 x 8'08 (4.55m x 2.64m)

Ceiling light, power points, radiator, front aspect upvc double glazed windows overlooking the parking area with views towards Ruardean Hill.

From the Entrance Hall, stairs lead up to the first floor:

LANDING

Study/office space, ceiling light, mains wired smoke alarm system,, single radiator, power points, front aspect Velux rooflight with views towards Ruardean Hill, solid timber doors giving access into:

BEDROOM ONE

17'04 x 13'00 (5.28m x 3.96m)

Vaulted ceiling, ceiling light, power points, single radiator, range of built-in bedroom furniture including wardrobe and storage, power points, tv point, access to eaves storage space, exposed timber skirting boards, front aspect Velux roof light with far reaching views towards Ruardean Hill, rear aspect Velux roof light with views toward forest and woodland, timber door giving access into:

ENSUITE BATHROOM

8'04 x 5'11 (2.54m x 1.80m)

White suite with concealed cistern w.c, vanity wash hand basin with cupboard beneath, worktop and mixer tap over, bath with centre taps, mains fed shower over, inset ceiling spots, extractor fan, chrome heated towel radiator, half tiled walls, rear aspect obscure Velux roof light.

BEDROOM TWO

10'05 x 8'07 (3.18m x 2.62m)

Vaulted ceiling with ceiling light, single radiator, power points, access to eaves storage, door to built-in storage cupboard with hanging rail, exposed timber skirting boards, double wardrobe, timber window ledge, side aspect upvc double glazed window.

BEDROOM THREE
9'11 x 8'03 (3.02m x 2.51m)
Vaulted ceiling, ceiling light, single radiator, power points, exposed timber skirting boards, timber window ledge, side aspect upvc double glazed window

FAMILY BATHROOM
6'06 x 4'10 (1.98m x 1.47m)
White suite with close couple w.c, vanity wash hand basin with cupboards beneath, mixer tap over, modern side panel bath with mains fed shower fitted over, ceiling spots, chrome heated towel radiator, fully tiled walls and flooring, front aspect obscure Velux roof light.

PARKING
A block-paved driveway provides parking for two to three vehicles and extends around to the rear garden.

OUTSIDE
The front of the property features outside lighting and power points, along with an enclosed garden area planted with flower borders, shrubs, and bushes. A garden shed is also in place, with additional lighting and an exterior power point.

To the right-hand side, the block-paved drive continues through to the rear garden, which includes a tiled patio seating area, timber-edged flower borders and bushes, an outside tap, and further lighting. The garden is enclosed by a combination of fencing, hedging, and walling. To the far side of the property is a raised brickwork border and a garden store/shed with an adjoining workshop area.

DIRECTIONS
From Mitcheldean proceed up the Stenders and down in to the village of Drybrook, proceeding straight over the cross roads into Morse Lane. Continue along here taking the first turning left in to Quabbs Road and the property can be found on the left hand side.

SERVICES
Mains gas, electric, water and drainage.









MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - rates to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

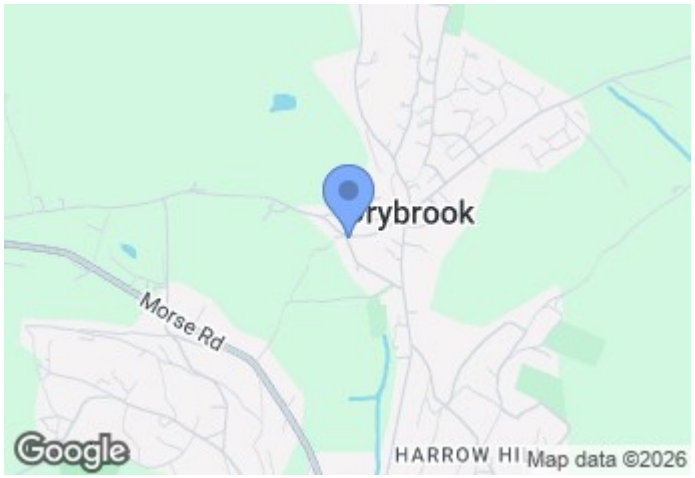
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



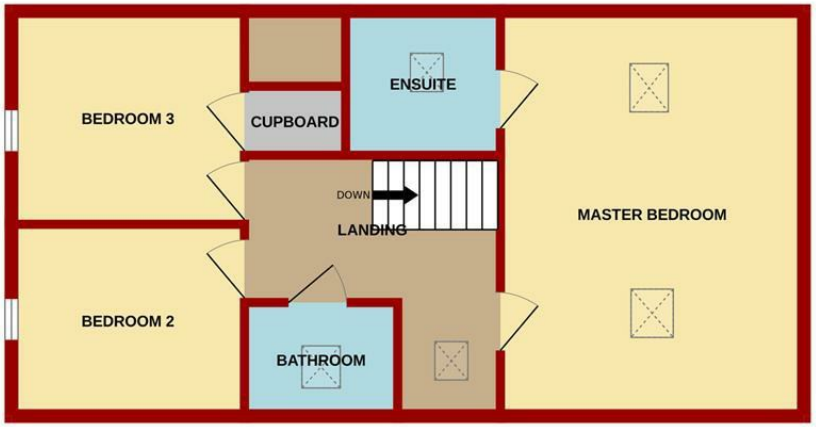




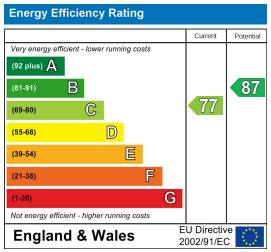
GROUND FLOOR

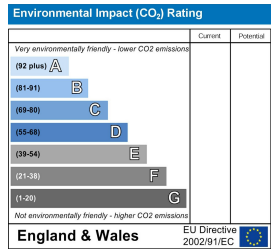


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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