



Mayfield, 25 Marians Walk, Berry Hill, GL16 8QW

£390,000



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Mayfield, 25 Marians Walk

Berry Hill, Coleford

- Detached Dormer-Style Property
- Three Double Bedrooms
- En-Suite Shower Room and Bathroom
- Two Reception Rooms
- Rear Gardens
- Woodland Outlook

A three double bedroom, dormer-style detached property situated in a sought after position along a country lane, having local woodland walks and benefitting off road parking and a generous rear garden. Main photograph shows rear of property.

The accommodation comprises a side entrance porch giving access to the rear garden, kitchen/breakfast room having a range of units, space for appliances and a wall-mounted gas boiler. Ground floor double bedroom having an en-suite shower room. Lounge having a multi-fuel burning stove and staircase to the first floor, conservatory having views over the garden and to the woodland beyond. To the first floor are two further double bedrooms and bathroom.

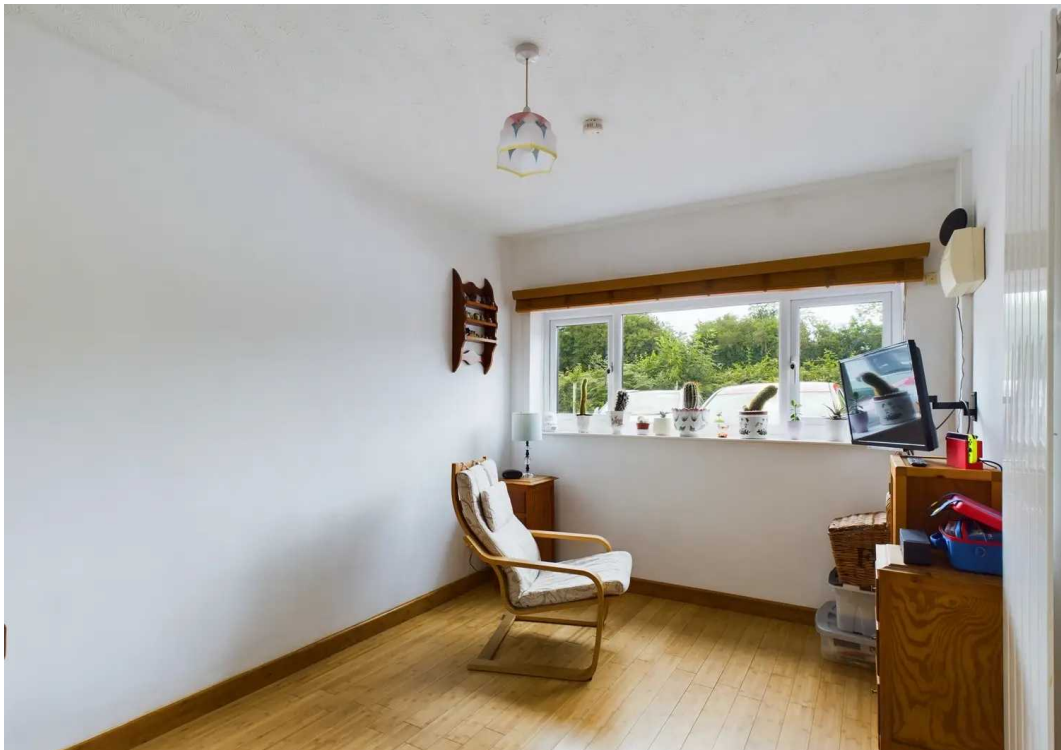
Outside, to the front of the property is a gravelled off road parking area. The rear garden incorporates a patio seating and barbecue area with pergola, lawned garden with flower borders and raised planters. Garden sheds and workshop. Gated access at the foot of the garden leads to woodland at the rear of the property.

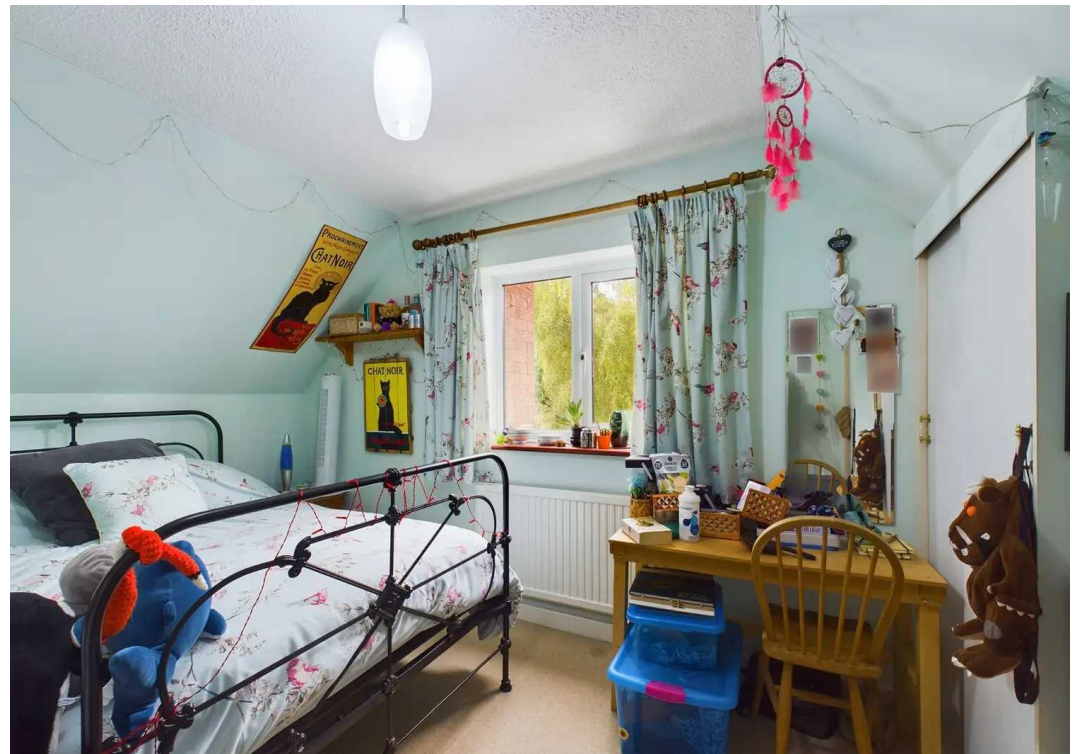
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B









Ground Floor



Floor 1



Approximate total area⁽¹⁾

1161.35 ft²
107.89 m²

Reduced headroom

50.60 ft²
4.70 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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