



9 Southfield Road

Coleford, Gloucestershire, GL16 8BZ

£430,000



VIRTUAL TOUR AVAILABLE Perfect for multi generational living this renovated, beautifully presented bungalow has been extended to create a fantastic kitchen/diner with island and breakfast bar and bi-folding doors overlooking the rear garden. The accommodation is modern and cosy with a spacious lounge, two bedrooms, shower room and separate cloakroom. There is an extra special benefit with this property which is the one bedroom annexe with shower room and lounge/kitchen. Further benefits include new windows and doors throughout the property.

The property is within walking distance of Coleford and has many amenities to include independent shops and cafes, a cinema, a library, supermarkets, schools and transport links to the nearby towns and villages.



Approached via UPVC double glazed front door into:

Entrance Hallway:

4'11" x 6'6", 2.297m x 2.70m

Loft access, storage cupboard, airing cupboard housing boiler, heating control panel, radiator, BT point, laminate flooring, spotlights, mains consumer unit, doors to lounge, kitchen/diner, bedrooms, cloakroom and shower room.

Lounge:

19'6" x 11'0" (5.96m x 3.37m)

UPVC double glazed window to front aspect, power and lighting, two radiators, laminate flooring, TV point.

Kitchen/Diner:

A range of wall units, cupboards, shelves and drawers, worktop, kitchen island with breakfast bar, one and a half stainless steel sink with mixer tap, double oven, induction hob, integrated fridge/freezer, integrated dishwasher, tiled splashbacks, utility area, tiled flooring, UPVC double glazed bi-folding doors to rear garden, space for table and chairs, radiator, power, spotlights.

Bedroom One:

11'8" x 10'10" (3.57m x 3.32m)

UPVC double glazed window to front, radiator, built in wardrobe, laminate flooring, power and lighting.

Bedroom Two:

9'10" x 10'4" (3.00m x 3.17m)

UPVC double glazed window to rear, radiator, built in wardrobe, laminate flooring, power and lighting.

Bedroom Three:

9'2" x 7'3" (2.80m x 2.23m)

UPVC double glazed window to rear, radiator, laminate flooring, power and lighting.

Cloakroom:

2'7" x 7'3" (0.80m x 2.23m)

W.C., wash hand basin, tiled flooring, part tiled walls, velux window, spotlights.

Shower Room:

5'5" x 5'11" (1.67m x 1.81m)

Walk in shower with rainfall shower & hand held attachment, tiled flooring, part tiled walls, heated towel rail, vanity unit with inset sink, velux window, spotlights.

The Annexe:

Approached via UPVC double glazed French doors into lounge.

Kitchen/ Family Room:

UPVC double glazed French doors to front, laminate flooring, power and lighting, opening to bedroom, door to shower room.

Shower Room:

5'5" x 5'11" (1.67m x 1.81m)

Walk in shower with electric shower unit, vanity unit with inset sink and W.C., tiled flooring, tiled walls, heated towel rail, UPVC double glazed obscured window to side.

Bedroom Four:

6'8" x 11'10" (2.05m x 3.63m)

UPVC double glazed door to rear garden, spotlights, laminate flooring, power and lighting, radiator, door to shower room.

Outside:

To the front of the property there is off road parking and a front garden laid to lawn with a pretty flower border outlining, there is a pathway leading to the front door. There is side access to the rear of the property, the garden is mainly laid to lawn, there is a patio area along the back of the property with space for seating, there are some borders with mature plants and shrubs, space for a shed and a greenhouse, the position of the garden means the sun shines for most of the day.



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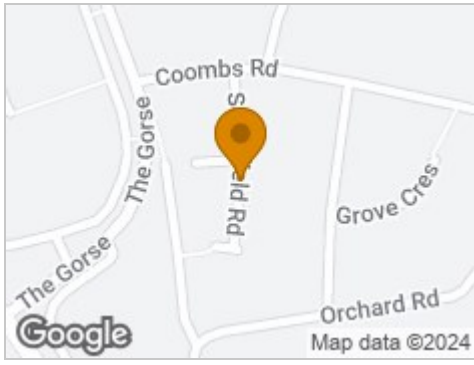
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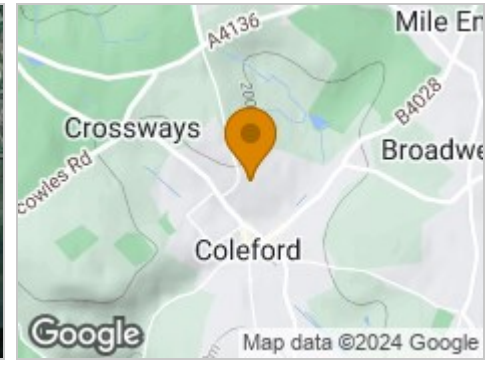
Road Map



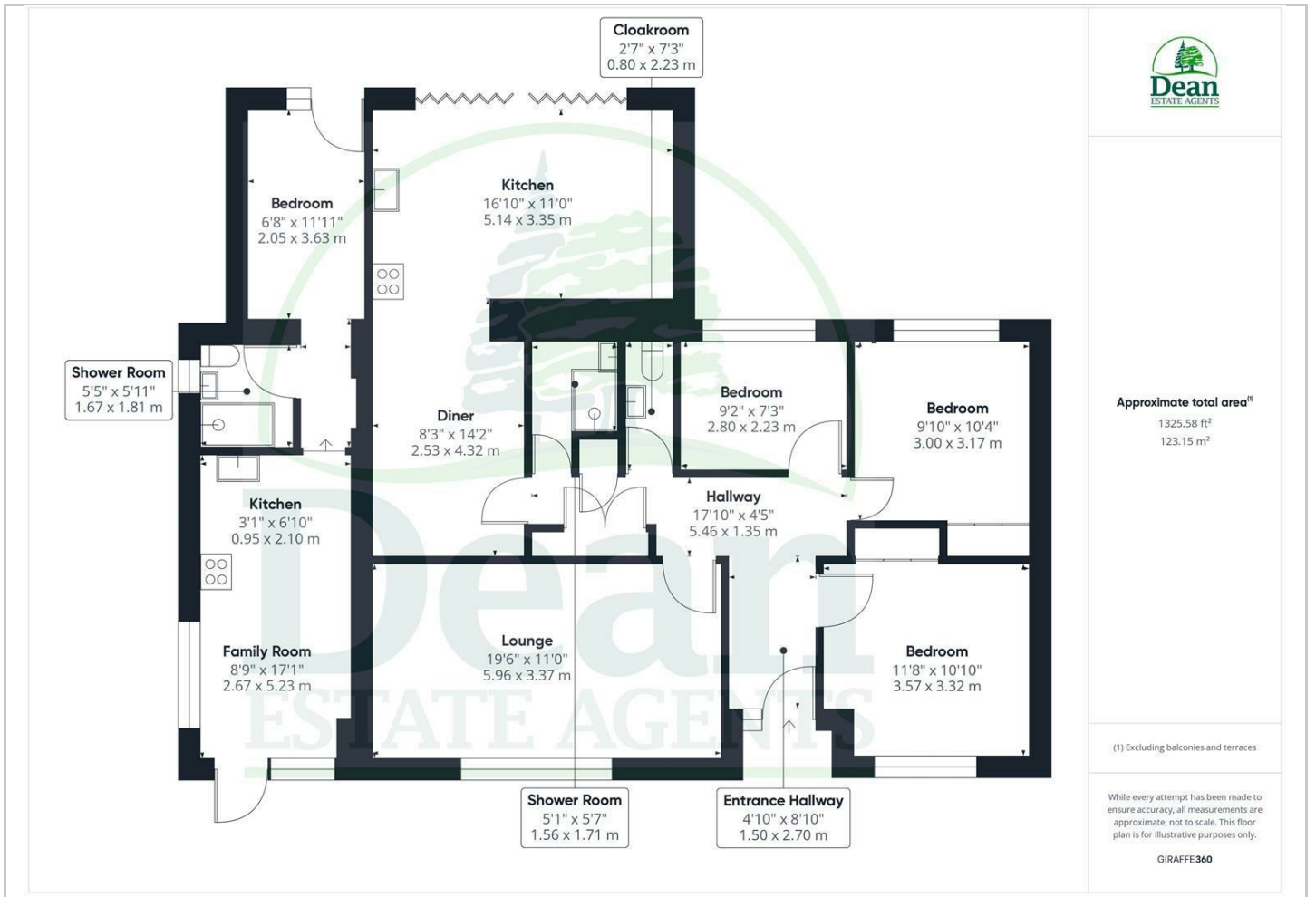
Hybrid Map



Terrain Map



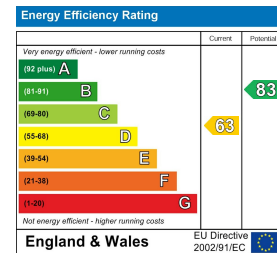
Floor Plan



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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