



## 9 Forsdene Walk

Coalway, Coleford, Gloucestershire, GL16 7JZ

£340,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to present for sale this beautifully presented detached bungalow situated close to woodland in Coalway. This property benefits from a large lounge, an immaculately presented modern bathroom, two bedrooms, large kitchen/diner, and an annexe converted from a garage. This annexe includes a bedroom/living space, and an extra room with plumbing for a bathroom or utility room.

The village of Coalway benefits from two convenience stores, a bus stop with great transport links, woodland walks and a fantastic primary school. Coalway is just 1 mile away from Coleford town centre, where you will find a range of supermarkets, doctors surgeries, dentists, small businesses and variety of cafes to choose from.



Approached via UPVC door with a double glazed stained glass frosted window into:

#### Entrance Porch:

4'5" x 2'5" (1.35m x 0.76m)

Here you will find space for coats, bags and shoes, lighting, tiled flooring, UPVC door with frosted glass into entrance hallway.

#### Entrance Hallway:

14'8" x 7'4" (4.49m x 2.26m)

Power & lighting, double panelled radiator, UPVC double glazed window, doors to bedrooms, lounge & kitchen, smoke alarm, thermostat.

#### Lounge:

17'5" x 13'9" (5.31m x 4.21m)

Feature gas fireplace, UPVC double glazed sliding doors with inset blinds to rear garden, TV point, power and lighting, double panelled radiator, TV aerial, three UPVC double glazed windows.

#### Kitchen/Dining Room:

13'10" x 12'10" (4.22m x 3.93m)

A range of base units, wall units and drawers, one and a half ceramic sink with drainer unit. tiled splashbacks, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge, space for oven, extractor fan, space for dining table and chairs, TV point, double panelled radiator, power & lighting, UPVC double

glazed French doors to patio, UPVC double glazed window, door to annexe.

#### Bedroom One:

13'7" x 9'6" (4.16m x 2.92m)

Built in wardrobes, power & lighting, UPVC double glazed window., double panelled radiator, TV point.

#### Bedroom Two:

9'6" x 7'4" (2.92m x 2.25m)

UPVC double glazed window, power & lighting, loft access, double panelled radiator.

#### Bathroom:

9'6" x 8'9" (2.91m x 2.67m)

A modern, floor to ceiling tiled suite benefitting from a large walk in shower with rainfall shower head and a hand rail, heated towel rail, W.C. with hand rail, vanity unit with inset wash hand basin, wall mounted mirrored cabinet, storage cupboards, two UPVC frosted double glazed windows, extractor fan, airing cupboard housing the combi boiler.

#### Annexe:

##### Bedroom/Living Area:

15'8" x 8'8" (4.80m x 2.65m)

Power & lighting, built in storage, LED spotlights, double panelled radiator, UPVC double glazed

door to front aspect, two UPVC double glazed windows, door to utility room.

### Utility Room:

8'11" x 5'1" (2.72m x 1.57m)

Power & lighting, plumbing fitted ready for a bathroom or a utility room, UPVC double glazed frosted window door to garden, double panelled radiator, UPVC double glazed window.

### Outside:

The property is situated at the end of a cul-de-sac close to woodland. You are met with a composite

driveway for roughly four vehicles, to your right you will see a range of mature shrubs and a lawn.

As you enter the garden from the French doors through the kitchen, you are met with a patio area perfect for seating, above this there is a large electric awning perfect to use on a hot summers day. Beyond this you are met with an enclosed lawned area with maturing shrubs boarding the garden. To the side of the property there is a private patio area with a large shed.



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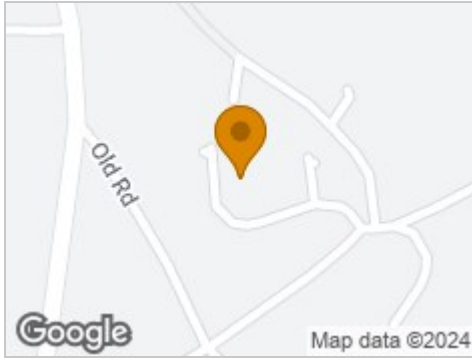
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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



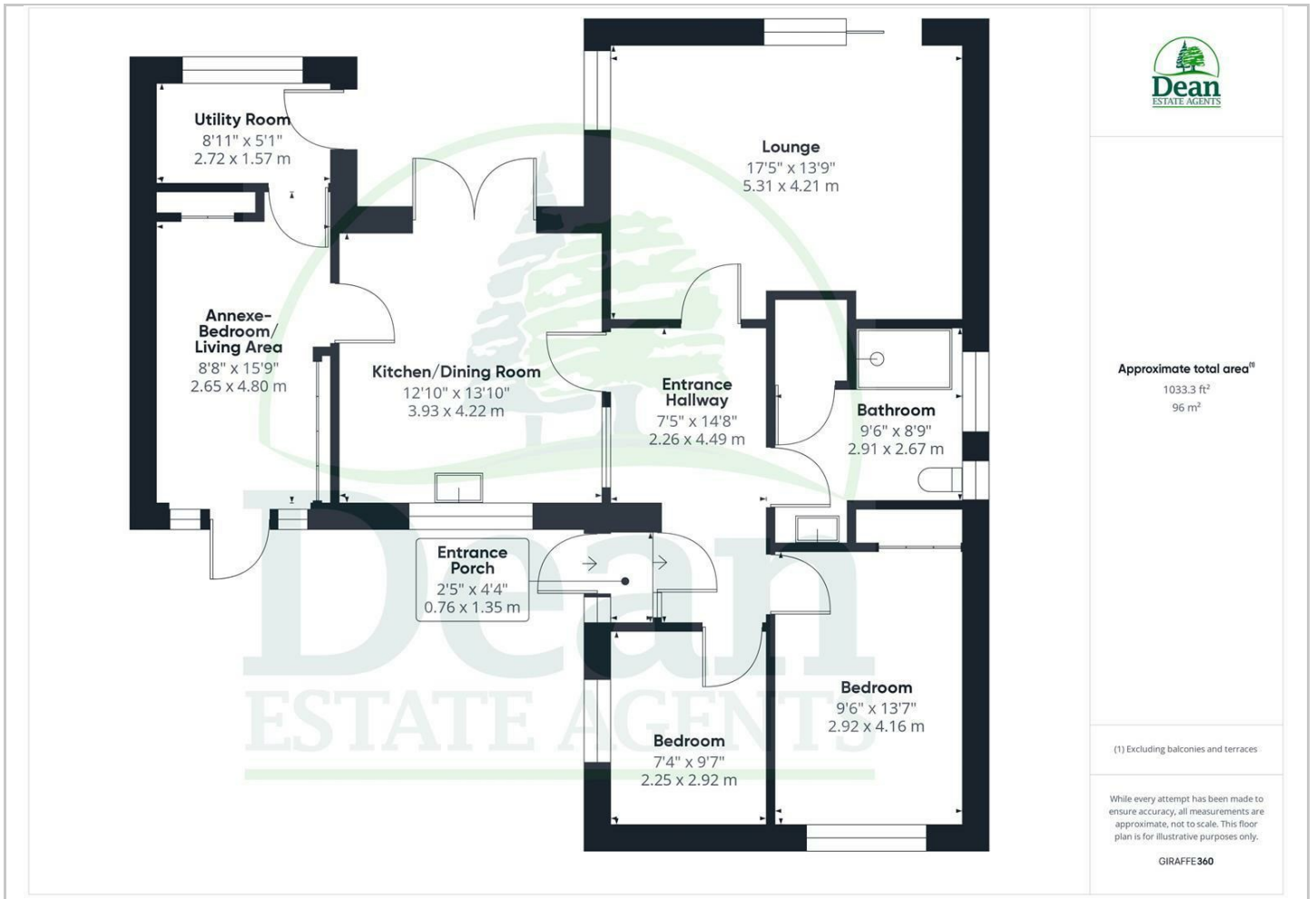
## Hybrid Map



## Terrain Map



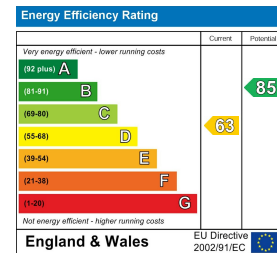
## Floor Plan



## 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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