



Larkfield, Old Road

Coalway, Coleford, Gloucestershire, GL16 7JN

Offers Over £370,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are proud to offer a spacious 3/4 bedroom family home. This property offers two conservatories, an extra reception room downstairs perfect for a bedroom, gym or office, woodland walks on your doorstep, off road parking, a utility room, and many more!!

This property is situated in the sought-after village of Coalway. This lovely village benefits from a fantastic primary school, a golf and country club, convenience stores, great bus links and a free house!

Coleford town centre is approximately a 20 minute walk away where you will find your local supermarkets, cafes, doctors surgery, dentist, and many more amenities.



Approached via front door into:

Entrance Porch:

7'10" x 3'2" (2.41m x 0.99m)

UPVC double glazed window, door to entrance hall, lighting.

Entrance Hallway:

5'9" x 16'0" (1.77m x 4.90m)

UPVC double glazed window, radiator, understairs storage cupboard, power and lighting, British Gas thermostat, stairs to first floor, doors to kitchen and lounge.

Lounge:

11'1" x 15'11" (3.39m x 4.87m)

UPVC double glazed window, double panelled radiator, power and lighting.

Kitchen/Diner:

8'0" x 19'8" (2.46m x 6.01m)

A range of base, wall and drawer units, double oven, 4 ring electric hob, extractor hood, stainless steel one and a half bowl sink with drainer unit, UPVC double glazed window, radiators, UPVC double glazed French doors to garden, power and lighting.

Conservatory:

9'2" x 10'0" (2.80m x 3.06m)

UPVC double glazed windows, UPVC double glazed doors to side, power and lighting, radiator.

Snug:

8'3" x 16'7" (2.53m x 5.07m)

UPVC double glazed windows, smoke alarm, power and lighting, loft access, UPVC double glazed French doors to rear garden lean to.

Utility Room:

7'0" x 4'8" (2.14m x 1.43m)

Space and plumbing for washing machine and dishwasher, cupboard housing boiler, cupboard housing mains consumer unit, loft access, power and lighting.

Gym/Second Conservatory:

7'5" x 10'0" (2.28m x 3.05m)

Tiled flooring, single panelled radiator, power, door to garden, double glazed windows.

Downstairs Shower Room:

6'3" x 4'1" (1.92m x 1.25m)

Walk in shower with glass folding door, heated towel rail, WC..., vanity unit with inset wash hand basin, UPVC double glazed window, extractor fan, lighting.

Lean to:

UPVC double glazed windows.

First Floor Landing:

UPVC double glazed window, smoke alarm, power and lighting.

Bedroom One:

11'3" x 7'5" (3.43m x 2.28m)

UPVC double glazed window to rear, double panelled radiator, airing cupboard, loft access, power and lighting.

Bedroom Two:

11'0" x 9'3" (3.37m x 2.82m)

UPVC double glazed window, double panelled radiator, power and lighting.

Bedroom Three:

7'10" x 6'3" (2.39m x 1.93m)

UPVC double glazed window, single panelled radiator, power and lighting.

Bathroom:

8'0" x 6'3" (2.45m x 1.91m)

W.C, pedestal wash hand basin, white panelled bath with jet feature and shower over, single panelled radiator, UPVC double glazed window, lighting.

Outside:

To the rear is a landscaped garden with new patio area, lawned section, matured range of shrubs, bushes and trees, shed and swimming pool. To the front is a well maintained lawned section, trees, bushes and parking for multiple vehicles plus an electric car charger.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

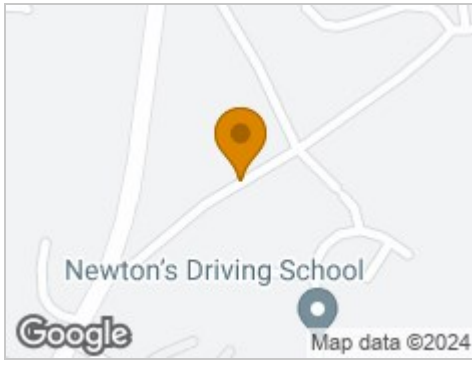
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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



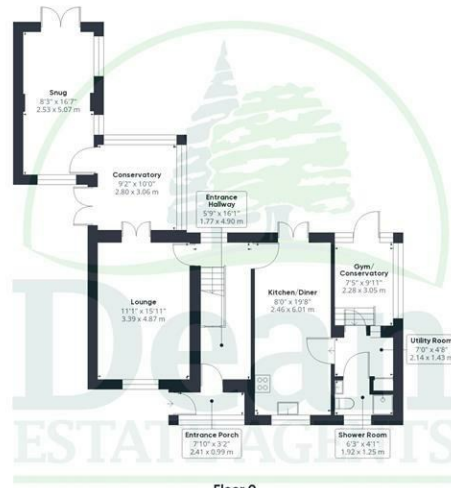
Hybrid Map



Terrain Map



Floor Plan



Approximate total area⁽¹⁾
1222.94 ft²
113.61 m²

(1) Excluding balconies and terraces

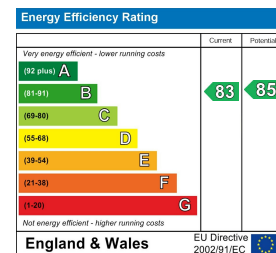
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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