



30 Poppy Field, Holcot Close

Broadwell, Coleford, Gloucestershire, GL16 7FF

Offers Over £235,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are excited to offer to the market this beautifully presented, double fronted property.

As you step inside, you are greeted by a spacious entrance hallway leading to the lounge, perfect for entertaining guests or relaxing with friends and family. The heart of this home is the modern kitchen/diner.

Upstairs offers three sizable bedrooms, the master bedroom with an en-suite bathroom, offering a touch of privacy.

The property also features a family bathroom and a handy downstairs cloakroom, ensuring convenience for all.

The rear garden, which is mainly laid to lawn, backs onto fields, with a patio area to enjoy summer days. Additionally there is parking available for two vehicles.



Approached via UPVC double glazed front door into:

Entrance Hallway:

A double panelled radiator, the mains consumer unit, Horstman digital thermostat, lighting, understairs storage cupboard, doors to the lounge, cloakroom & kitchen/diner, stairs to the first floor.

Lounge:

UPVC double glazed patio doors to the rear garden, a double panelled radiator, UPVC double glazed window, TV point, lighting.

Kitchen/Diner:

A range of base and wall units, and drawers, space and plumbing for a washing machine, an integrated oven, a stainless steel one and a half bowl sink with drainer unit, a four-ring gas hob, an extractor hood, a TV point, power and lighting, tiled flooring, an integrated fridge/freezer, an integrated dishwasher, UPVC double-glazed window to the front aspect, and

UPVC double-glazed patio doors to the rear garden.

Cloakroom:

W.C., wash hand basin, a double panelled radiator, UPVC double glazed frosted window, an extractor fan, tiled splashbacks.

First Floor Landing:

UPVC double glazed window to rear aspect, loft access, airing cupboard housing Worcester boiler, doors to all bedrooms and bathroom.

Bedroom One:

UPVC double glazed window, a double panelled radiator, TV point, fitted wardrobes, power and lighting, door to ensuite.

En-Suite:

Pedestal sink, W.C., walk in shower with glass sliding door, tiled flooring, heated towel rail, shavers socket, UPVC double glazed frosted window, an extractor fan, lighting.

Bedroom Two:

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

Bedroom Three:

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

Bathroom:

A white panelled bath, W,C,, a pedestal wash hand basin, a heated towel rail, UPVC double glazed frosted window, shavers socket, lighting, an extractor hood.

Outside:

The property benefits from off road parking for

two vehicles. The sizable rear garden is mainly laid to lawn with a patio area with space for seating. The property is overlooking a field, therefore it benefits from stunning views.



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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.

Road Map



Hybrid Map



Terrain Map



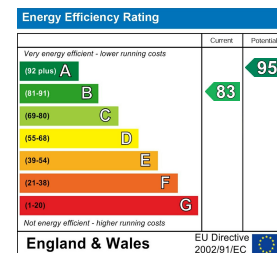
Floor Plan



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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