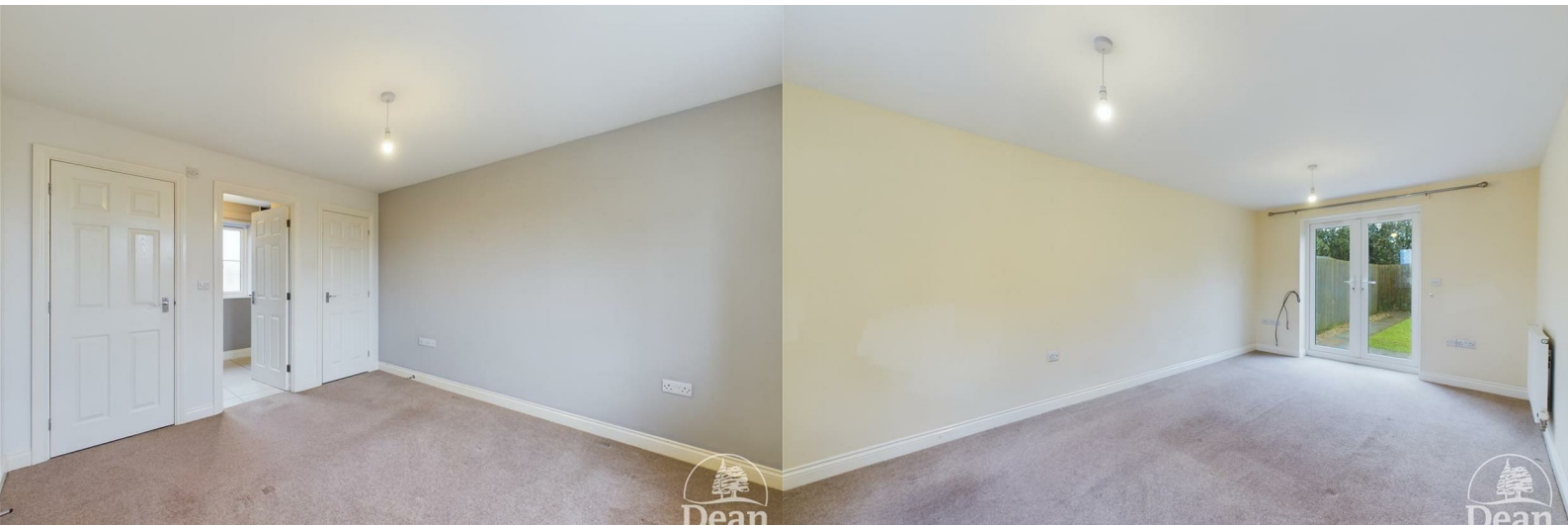




## 30 Poppy Field, Holcot Close

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

**Floor 0**

**Floor 1**

**Approximate total area<sup>18</sup>**

863.32 ft<sup>2</sup>  
80.21 m<sup>2</sup>

(1) Excluding balconies and terraces

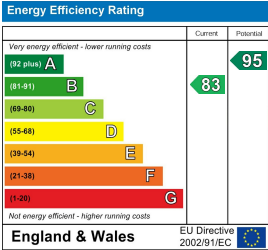
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

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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