



52 Sunnybank

Coleford, GL16 8EH

£250,000



*****VIRTUAL TOUR AVAILABLE***** Dean Estate Agents are delighted to offer this spacious three bedroom semi-detached home! This property benefits from a large garden, two outbuildings with electric, three bedrooms, a lounge with a wood burner, modern kitchen and bathroom and ample off road parking.

This property is situated just outside Coleford town centre, allowing local amenities such as supermarkets, doctors surgeries, cafes, boutiques and many more being just a short walk away! You will also find woodland on your doorstep, plus some fantastic schools in the area. There really is something for everyone here in Coleford!!!



Approached via a composite front door into:

Entrance Hallway:

6'7" x 4'10" (2.01m x 1.49m)

Double panelled radiator, stairs to first floor, doors to bathroom, kitchen and lounge, lighting and power, smoke alarm and thermostat.

Lounge:

17'7" x 11'1" (5.36m x 3.39m)

A spacious, double aspect living room benefitting from French doors onto the patio area, large wood burner feature, double glazed UPVC window to the front aspect, two double panelled radiators, power and lighting.

Kitchen:

10'6" x 9'3" (3.22m x 2.82m)

A modern kitchen comprising from a range of base and eye level units, an eye level oven, gas hob, space for washing machine, space for dish washer, one and half sink with drainer unit, two double glazed UPVC windows to rear aspect, cupboard under the stairs, LED spotlights and power, composite door to garden, portrait radiator.

Bathroom:

5'6" x 4'9" (1.70m x 1.45m)

Bath with shower hose, frosted UPVC double glazed window, heated towel rail, hand wash basin, W.C., extractor fan, wall mounted mirror, storage cabinet.

First Floor Landing:

8'8" x 6'0" (2.66m x 1.83m)

UPVC double glazed window to rear aspect, loft access, smoke alarm, doors to bedrooms.

Bedroom One:

16'1" x 9'6" (4.92m x 2.90m)

Double aspect UPVC double glazed windows, two double panelled radiators, door to en-suite, power and lighting.

En-Suite:

6'5" x 2'7" (1.98m x 0.81m)

Electric shower cubicle, heated towel rail, W.C., hand wash basin, wall mounted light up mirror with shaver point.

Bedroom Two:

14'2" x 8'7" (4.33m x 2.62m)

Double panelled radiator, double glazed UPVC window to front aspect, power and lighting, USB plug socket, space for wardrobes.

Bedroom Three:

8'7" x 8'2" (2.62m x 2.50m)

Double panelled radiator, double glazed UPVC window to rear aspect, power and lighting.

Outside:

The front is a landscaped front garden with parking spaces for three vehicles, gate leading to a large shed, outside electric.

As you enter into the rear garden you will find a sunken patio area, perfect for table and chairs. Beyond this you will find a lawned area housing two outbuildings. Toward to bottom of the garden another seating area to which half has been block paved and the other decking laid. The decking area houses a summerhouse.

Summerhouse:
7'10" x 5'9" (2.40m x 1.77m)

Outbuilding One:
16'0" x 6'2" (4.89m x 1.88m)
Power and lighting, outside tap, two double glazed UPVC windows, W.C.

Outbuilding Two:
14'10" x 9'7" (4.53m x 2.93m)
Power and lighting, metal framed single glazed window, consumer unit.



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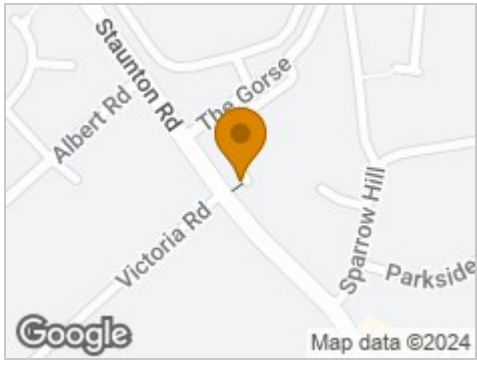
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

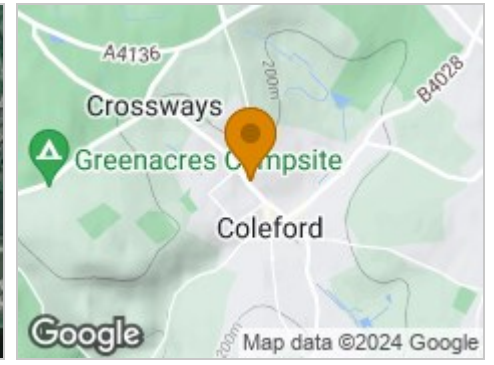
Road Map



Hybrid Map



Terrain Map



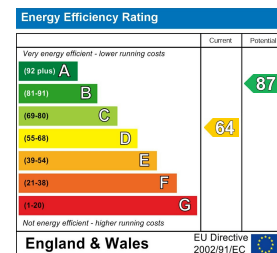
Floor Plan



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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