



## 8 Ridgeway Avenue

Coleford, GL16 7SF

£340,000

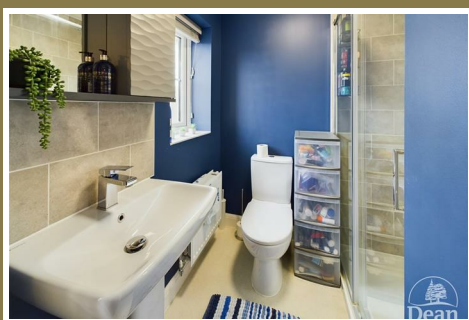


\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* Dean Estate Agents are pleased to offer this beautifully presented detached property with four bedrooms, a modern kitchen/ diner and a sizable lounge with double patio doors to the low maintenance rear garden.

The property offers a storage filled utility room, downstairs cloakroom, four large bedrooms with an ensuite in the master room, off road parking and a garage.

To the front of the house one will find blue slate gravelled gardens, iron railings, outside lights, off road parking for 2 cars leading to the garage, side wooden gate to the rear gardens. To the rear of the property there is a low maintenance rear garden with a central laid to lawn area and a pathway edge offering plenty of space for outdoor furniture and entertainment.

The home is situated a short distance from the town of Coleford, offering many amenities such as shops, supermarkets, pharmacies, a cinema and library.



Approached via a storm porch with light and compos

#### Entrance Hallway:

6'7" x 6'3" (2.03 x 1.93)

Stairs to first floor, radiator, smoke alarm, storage cupboard.

#### Living Room:

10'4" x 21'5" (3.17 x 6.55)

Dual aspect Upvc double glazed window to the front and Upvc double glazed doors to the rear, two radiators, TV point.

#### Kitchen/ Diner

10'9" x 21'5" (3.30 x 6.53)

Dual aspect with an anthracite grey coloured kitchen with base units, worktop surfaces, wall units, AEG electric double oven, 5 ring gas hob, sink unit, wine cooler, integrated fridge/freezer, deep saucepan drawers, kickboard lighting, recess ceiling lights, large Upvc double glazed window to the front, radiators.

#### Utility Room:

5'6" x 6'9" (1.68 x 2.06)

Rear aspect with both base and wall units, plumbing for an automatic washing machine, extractor fan, radiator.

#### Cloakroom:

5'2" x 5'0" (1.60 x 1.54)

With WC, wash hand basin, radiator and extractor fan.

#### First Floor Landing:

9'6" x 5'5" (2.91 x 1.66)

Access to loft space, smoke alarm, double power point, radiator and airing cupboard.

#### Bedroom One:

9'9" x 10'4" (2.98 x 3.17)

Upvc double glazed sash window, radiator, floor to ceiling mirrored wardrobes and ensuite.

#### Ensuite:

5'4" x 6'0" (1.64 x 1.83)

With a WC, wash hand basin, shower cubicle, Upvc double glazed window.

#### Bedroom Two:

15'4" x 8'7" (4.68 x 2.63)

Front aspect with large Upvc double glazed window, floor to ceiling gloss white wardrobes and cupboards, two Upvc double glazed windows and radiator.

#### Bedroom Three:

9'8" x 8'10" (2.95 x 2.70)

Front aspect with Upvc double glazed window, radiator and floor to ceiling gloss white wardrobes.

#### Bedroom Four:

6'4" x 8'10" (1.94 x 2.70)

Rear aspect with Upvc double glazed window, radiator, built in floor to ceiling gloss white wardrobes

### Bathroom:

6'5" x 5'6" (1.96 x 1.70)

A modern white suite comprising of a bath with thermostatic shower, tiled walling, WC, wash hand basin, heated towel rail, Upvc double glazed window, extractor fan.

### Garage:

With up and over door, power and lighting, side door to gardens.

### Outside:

To the front of the house one will find blue slate gravelled gardens, outside lights, off road parking for 2 cars leading to the garage, side wooden gate to the rear gardens.

The rear gardens host a Porcelain patio, lawns with steps down to the lower garden again with porcelain tiled patio. There is a side door into the garage.



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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.

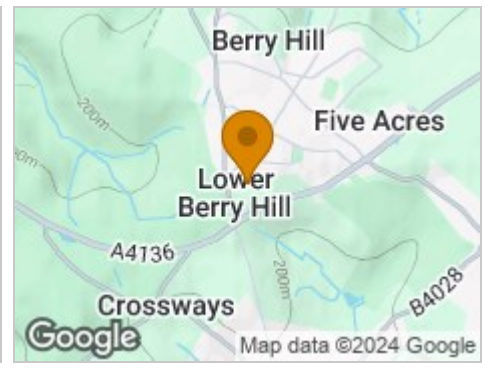
## Road Map



## 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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