



## 18 Blakes Way

Coleford, Gloucestershire, GL16 8EX

£415,000





**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*** We are delighted to offer to the market this beautifully presented spacious family home with two reception rooms including bright lounge and study, there is a large modern fitted kitchen/diner with doors leading out to the rear garden and a handy cloakroom downstairs. Upstairs four double bedrooms with fitted wardrobes, en-suite to the master bedroom and family bathroom complete this property. The outside comprises of a low maintenance enclosed rear garden, off road parking for two/three vehicles and a garage.

Blakes Way is situated within walking distance of Coleford town centre where there are many amenities to include primary schools, supermarkets, doctors surgeries, cinema, independent shops and cafes and library.



Approached via UPVC double glazed front door into:

#### Entrance Hallway:

Wood laminate flooring, double panelled radiator, power and lighting, spacious fitted double storage cupboard with shelving and rail, stairs to first floor, doors to lounge, kitchen/diner, cloakroom and study.

#### Lounge:

16'4" x 12'1" (5.00m x 3.70m)

Two double panelled radiators, laminate flooring, power and lighting, UPVC double glazed bay window to side aspect, UPVC double glazed window to front aspect, UPVC French doors to side aspect into the rear garden.

#### Kitchen/Diner:

23'9" x 13'3" (7.25m x 4.06m)

A range of wall units, base units and drawers, worktop, one and a half stainless steel sink unit with drainer and mixer tap, Range Integrated AEG induction hob with extractor above and stainless steel splashback., integrated AEG double electric oven, integrated dishwasher and integrated fridge/freezer, kitchen island with worktop space and wine rack, Karndean flooring, double panelled radiator, space for dining table and chairs, power and lighting, UPVC double glazed bay window to front aspect, UPVC double glazed French doors to rear garden, door to utility room.

#### Utility Room:

6'4" x 5'2" (1.95m x 1.60m)

A range of wall units and base units, worktop, stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine, space for tumble dryer, double panelled radiator, extractor fan,

UPVC double glazed door to rear garden, power and lighting.

#### Study:

9'1" x 8'11" (2.78m x 2.73m)

Radiator, laminate flooring, power and lighting, UPVC double glazed window to front aspect.

#### Cloakroom:

6'3" x 3'1" (1.93m x 0.96m)

W.C, pedestal wash hand basin, tiled splashbacks, double panelled radiator, lighting, UPVC double glazed window to side aspect.

#### First Floor Landing:

14'10" x 3'6" (4.54m x 1.09m)

Airing cupboard housing the hot water tank, loft access, double panelled radiator, power and lighting, doors to all bedrooms and bathroom.

#### Bedroom One:

17'5" x 12'2" (5.32m x 3.72m)

Double panelled radiator, two double and one single fitted wardrobes, UPVC double glazed window to side aspect, UPVC double glazed window to rear aspect window, power and lighting, door to en-suite.

#### En-Suite:

6'9" x 5'4" (2.06m x 1.64m)

W.C, pedestal wash hand basin, double shower cubicle, shaver point, extractor fan, heated towel rail, lighting, UPVC double glazed frosted window to rear aspect.

#### Bedroom Two:

12'9" x 9'2" (3.89m x 2.80m)

Double panelled radiator, two double and one single fitted wardrobes, UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, power and lighting.

### Bedroom Three:

11'5" x 10'9" (3.49m x 3.29m)

Double panelled radiator, fitted double wardrobe, UPVC double glazed window to front aspect, power and lighting.

### Bedroom Four:

11'4" x 8'9" (3.47m x 2.67m)

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

### Bathroom:

8'9" x 6'5" (2.69m x 1.98m)

White suite comprising of panelled bath, shower cubicle, W.C, pedestal wash hand basin, lighting, extractor fan, laminate flooring, heated towel rail, UPVC double glazed frosted window to front aspect.

### Outside:

To the front there is a border on both sides with various shrubs and bushes, pathway leads to the front door.

The rear garden is enclosed by a brick built wall and there a pathway leading to a gate to the off road parking (for two/three vehicles) and the garage. The low maintenance rear garden has a patio area with space for seating and the rest is covered with chippings.

### Garage:

19'8" x 9'8" (6.00m x 2.95m)

Up and over door, power and lighting.



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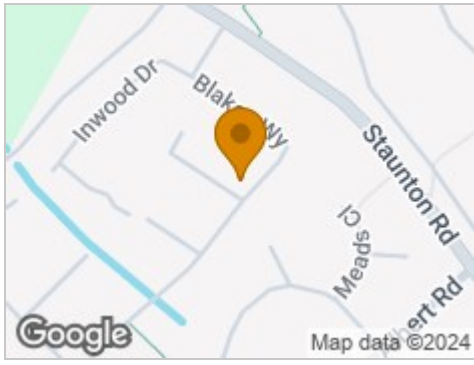
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## Road Map



## Hybrid Map



## Terrain Map



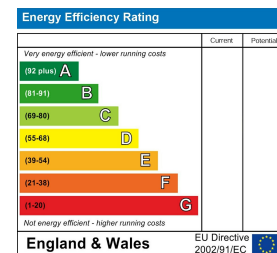
## Floor Plan



## 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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