



## Sunnyside Campbell Road

Broadwell, Coleford, GL16 7BS

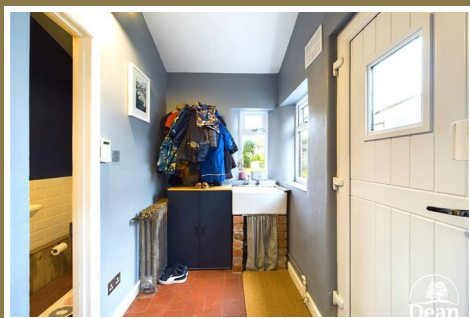
Offers Over £325,000



\*\*\* AVAILABLE VIRTUAL TOUR \*\*\* Dean Estate Agents are pleased to present this contemporary detached home for sale.

The house features three bedrooms, a modern kitchen/dining area, a spacious lounge, a utility room, a sizable closet, off-road parking, a garage and a charging point for electric vehicles. The expansive rear garden offers a well-kept lawn, lovely patio space for entertaining, and an assortment of mature trees, shrubs, and flowers.

This house is situated in the charming neighbourhood of Broadwell, a short distance from Coleford's centre. Enjoy benefit of convenient access to a range of facilities, including pharmacies, supermarkets, cinemas, a library, and a range of independent shops and cafes.



#### Approach Via:

#### Entrance Porch:

UPVC double glazed front door, double glazed windows, lighting.

#### Lounge:

12'0" x 11'5" (3.67m x 3.49m)

UPVC double glazed bay fronted window, a radiator, a wood burner, power and lighting.

#### Kitchen/ Diner:

24'6" x 20'10" (7.49m x 6.36)

A modern fitted kitchen comprising of base, wall, and drawer units, an integrated fridge/freezer, a one and a half bowl single drainer sink, an integrated dishwasher, space for an oven, a radiator, UPVC double-glazed windows, the mains consumer unit, an understairs storage cupboard with a window, power, and lighting.

#### Utility Room:

7'0" x 5'0" (2.15m x 1.53m)

UPVC double glazed windows, UPVC double glazed door, Belfast sink, tiled flooring, a radiator, alarm control panel, power and lighting.

#### Rear Utility:

3'1" x 5'8" (0.96m x 1.74m)

Plumbing for a washing machine.

#### Cloakroom:

7'1" x 3'3" (2.16m x 1.00m)

W.C, pedestal sink unit, Glow Worm boiler, an extractor fan, lighting.

#### First Floor Landing:

11'10" x 3'2" (3.63m x 0.97m )

Window, loft access, lighting.

#### Bedroom One:

11'10" x 12'3" (3.62m x 3.74)

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

#### Bedroom Two:

11'9" x 7'8" (3.59m x 2.34m)

Double aspect UPVC double glazed windows, a double panelled radiator, power and lighting.

#### Bedroom Three:

6'5" x 8'8" (1.98m x 2.65m)

Double aspect UPVC double glazed windows, a double panelled radiator, power and lighting.

#### Bathroom:

5'3" x 8'8" (1.61m x 2.66m)

W.C, white panelled bath with shower over, a pedestal sink unit, tiled flooring, an extractor fan, lighting, heated towel rail.

#### Garage:

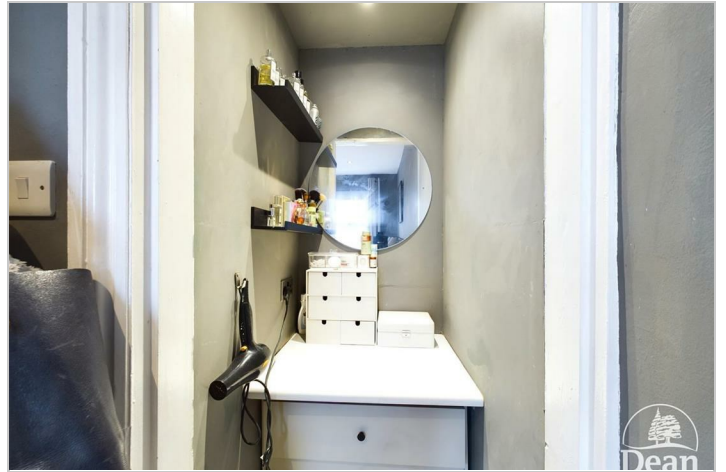
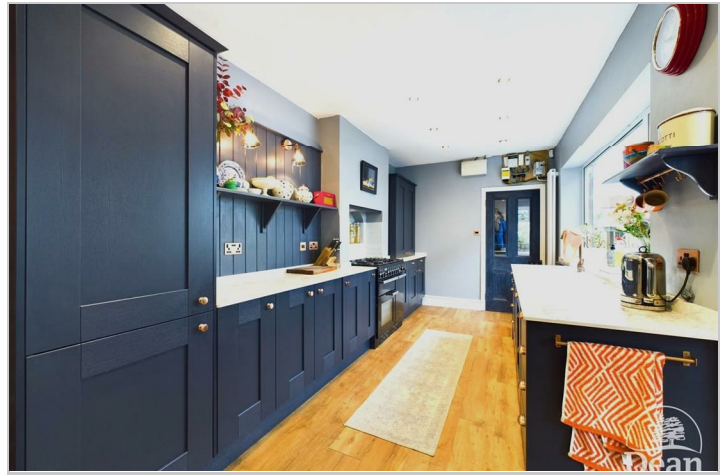
17'9" x 9'4" (5.42m x 2.87m )

Up and over garage door, UPVC double glazed window, power and lighting.

#### Outside:

There is parking available for multiple vehicles to the front and to the side of the property. As well as a charging point for electric vehicles accessible.

The property's rear garden features a sizable laid to lawn section, a charming patio area ideal for gatherings with loved ones, and an assortment of well-established flowers, shrubs, and bushes.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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.

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



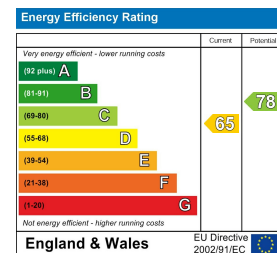
## Floor Plan



## 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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