



2 Copper Beech Close

Coleford, GL16 8FD

£449,500



VIRTUAL TOUR AVAILABLE Dean Estate Agents are pleased to offer to the market this well presented FOUR bedroom detached family home situated near Coleford town centre. The property is located within a cul-de-sac (no through private road) and within moments walking distance of Coleford Town. This property offers four double bedrooms, an open plan kitchen/living space, a GROUND FLOOR DOUBLE BEDROOM, Master bedroom with ensuite with two further first floor bedrooms, a level private garden, garage and much more!

Copper Beech Close is just a short walk away from Coleford town centre where you will find many local amenities such as a doctors' surgery, dentists, supermarkets, cafes, boutiques, bus links, free houses, schools, nurseries and many forestry walks a short distance away.

The property is sold with no on-going chain and invite viewings from those looking for a spacious, well designed home. The development when built, was awarded a prestigious developers award for the design and energy efficiency used in the build.



Approach via the front door into:

Entrance Hallway:

21'11" x 5'6" (6.70m x 1.69m)

UPVC double glazed window to the front aspect, Oak engineered flooring, double panelled radiator, alarm control panel and sensors to the ground floor and landing, smoke alarm, BT master point, power and lighting.

Ground Floor Bedroom Four:

12'7" x 8'1" (3.86m x 2.47m)

UPVC double glazed window, Oak engineered flooring, alarm sensor, BT point, double panelled radiator, TV point, power and lighting.

Ground Floor Shower Room:

8'10" x 4'3" (2.70m x 1.32m)

UPVC double glazed window, W.C, pedestal wash hand basin, walk in tiled shower cubicle with mains thermostatic shower, glass sliding doors, double panelled radiator, tiled flooring, extractor fan, lighting.

Family Living Area:

35'4" x 10'7" (10.79m x 3.23m)

The living accommodation comprises of an open plan lounge, dining area and kitchen providing plenty of light and space with Oak Engineered flooring throughout.

Lounge:

UPVC double glazed French style doors to the rear garden, alarm sensor, Oak engineered flooring, decorative ceiling beam, double panelled radiator, TV point, power and lighting.

Dining Area:

Incorporated within the lounge and kitchen is this open dining space with French style Upvc double glazed doors to the rear garden, Oak Engineered flooring, recess ceiling lights, radiator and easy access to the lounge and kitchen.

Kitchen:

A modern gloss fronted kitchen with a range of base, wall and drawer units, integrated 70/30 fridge/ freezer, integrated dishwasher and washing machine, single electric oven, four ring gas hob, extractor hood, stainless steel one and a half bowl sink unit, cupboard housing an Ideal gas fired boiler, Upvc double glazed windows, double panelled radiator, Oak Engineered flooring, smoke alarm, door to the understairs storage space, power and recess ceiling lighting.

First Floor Landing:

8'11" x 12'9" (2.72m x 3.89m)

Spacious landing with airing cupboard housing the hot water tank, double panelled radiator, smoke alarm, double glazed velux window, loft access, alarm sensor unit, power and lighting.

Master Bedroom:

13'10" x 9'4" (4.23m x 2.87m)

UPVC double glazed window, double panelled radiator, TV point, power and lighting.

En-Suite:

4'9" x 5'10" (1.45m x 1.79m)

W.C, pedestal wash hand basin, step in shower with glass sliding door and thermostatic shower, tiled flooring, double panelled radiator, Upvc double glazed obscured window, extractor fan, shaver socket, power and lighting.

Bedroom Two:

16'4" x 9'4" (5.00m x 2.85m)

UPVC double glazed window to the front and side aspects, double panelled radiator, TV & BT point, power and lighting.

Bedroom Three:

9'3" x 11'9" (2.82m x 3.59m)

UPVC double glazed window and Velux double glazed window, double panelled radiator, TV point, power and lighting.

Family Bathroom:

9'2" x 6'11" (2.80m x 2.13m)

Frosted UPVC double glazed window, skylight, bath, hand wash basin, W.C, shaver point, extractor fan, full length heated towel rail, tiled flooring and part grey marble effect tiled walling.

Outside:

To the front of the property one will find a hedged boundary, a

short laid to lawn section and beautiful views, off road parking in front of the garage and access to the rear garden.

The rear garden is mainly laid to lawn with a large full width patio area leading from the kitchen and lounge doors, this area benefits from an outdoor tap and lighting, perfect for outdoor entertaining due to the sunny aspect. The property is secured with a private fence and also has side access to the garage and to the front.

Garage:

9'3" x 18'9" (2.84m x 5.72m)

Up and over door, side courtesy door to gardens, power and lighting.

This property must be viewed to appreciate the overall size and quality of the accommodation, the plot size and exclusive location.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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



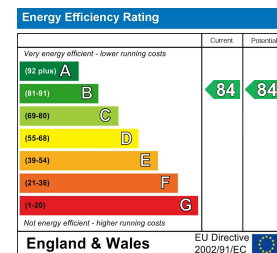
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.