



## 7 Cadora Way

Coleford, GL16 8ET

£450,000



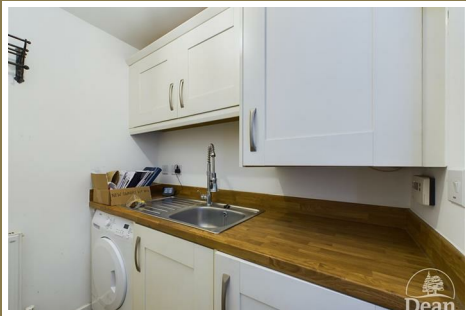
\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* OFFERED WITH NO ONWARD CHAIN. Dean Estate Agents are pleased to offer this beautifully presented detached home to the market comprising a modern living style across three floors.

The ground floor benefits from a large dual aspect lounge, a kitchen/diner with integrated appliances, a utility room, cloakroom and an additional reception room giving you the freedom of how you wish to use this room.

On the first floor one will find a family bathroom, three bedrooms, one being the master bedroom including an ensuite and built-in wardrobes. Proceeding to the second floor, you will find a two further bedrooms, and a shower room.

Outside there is a double garage with power and lighting, and a driveway for up to four vehicles. The rear garden comprises of a large patio area, raised beds and a large laid-to lawn section.

Cadora way is situated in the up-and-coming town of Coleford where you will find plenty of local amenities such as a broad choice of cafes, doctor surgeries, independent businesses, free houses, supermarkets and much more!



### Entrance Hallway:

Power and lighting, a radiator, stairs to the first floor landing, understairs storage cupboard.

### Lounge:

Power and lighting, two double panelled radiators, double glazed UPVC bay window to front aspect, rear aspect UPVC French doors giving access to the rear garden.

### Kitchen/Diner:

A range of base, draw and wall mounted units, one and a half bowl stainless steel sink unit with a mixer tap over, an integrated AEG five ring gas hob, an integrated oven, an integrated microwave, an extractor hood, integrated fridge freezer, an integrated dishwasher, a wine cooler fridge, double panelled radiator, power and lighting, two Velux double glazed UPVC windows, rear aspect UPVC double glazed window, rear aspect UPVC French doors giving access to the rear garden.

### Utility Room:

Base, draw and wall mounted units, a stainless steel single bowl sink unit with a tap over, space for a tumble dryer, space for a washing machine, Ideal logic boiler, power and lighting, a double panelled radiator and side aspect partly glazed UPVC door leading onto the drive.

### Snug/Office:

Power and lighting, double panelled radiator, double glazed bay UPVC window to front aspect.

### Cloakroom:

A close coupled W.C, a pedestal wash hand basin, double panelled radiator and an extractor fan.

### First Floor Landing:

Doors to the bedrooms, bathroom and airing cupboard with the hot water tank and shelving, a double panelled radiator, UPVC double glazed window to front aspect, stairs to the second floor.

### Bedroom Four:

Built-in wardrobes, power and lighting, a double panelled radiator, UPVC double glazed window to rear aspect.

### Bathroom:

Double glazed UPVC frosted window, shower over the bath, hand rails, heated towel rail, W.C, a wash hand basin with a wall mounted mirror above, an extractor fan, wall mounted mirror.

### Bedroom Three:

A double panelled radiator, built-in wardrobes, double glazed UPVC window to front aspect, power and lighting.



### Master Bedroom:

Two double panelled radiators, two double glazed UPVC windows, power and lighting, an extractor fan, thermostat, built in wardrobes, door to the ensuite.

### En-Suite:

A walk in shower with hand rails, a W.C, a wash hand basin with wall mounted mirror above, an extractor fan, UPVC double glazed window.

### Second Floor Landing:

UPVC double glazed velux window, loft hatch, doors to the bedrooms and bathroom.

### Bedroom Five:

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

### Bedroom Two:

A double panelled radiator, double glazed UPVC window to front aspect, double glazed velux window, power and lighting, built in wardrobes.

### Shower Room:

Heated towel rail, a walk in shower, double glazed

UPVC velux window, WC, a wash hand basin with a wall mounted mirror above, wall mounted full body mirror.

### Outside:

The front of the property comprises of a lawned area with shrubs and steps up to a pathway leading to the front door. A double width drive to the side of the property provides generous off road parking for multiple vehicles and access to the garage.

The rear of the property is mostly laid to lawn with gated access via the side of the property, raised flower beds, a patioed seating area with awning, surrounded by fencing.

### Garage:

Accessed via double manual up and over doors, power, lighting, solar panel battery.



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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



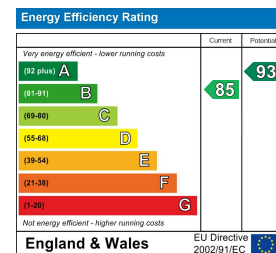
## Floor Plan



## 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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