



## 41 Darren Road

Five Acres, Coleford, GL16 7QZ

£295,000

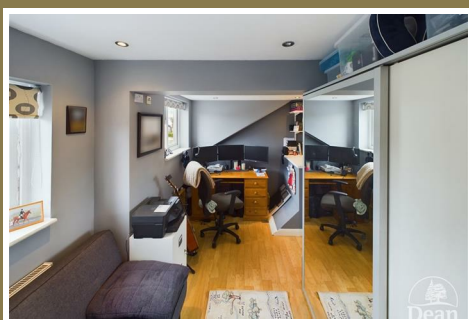




\*\*\* VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are proud to welcome you to this charming semi-detached house in Five Acres. This delightful property was built in 1968 and boasts charm and elegance.

as you enter the property, you are greeted by a spacious reception room, ideal for entertaining guests or relaxing with your loved ones, a sizable kitchen/ diner with lots of storage available, complemented by a practical utility room for added convenience. The first floor features four well-proportioned bedrooms and a modern family bathroom.

Additionally, the property includes off-road parking for two vehicles and a generously sized rear garden which is primarily laid to lawn.



Approached via front door into:

#### Entrance Hallway:

12'11" x 6'2" (3.96m x 1.89m)

Approached via a UPVC double glazed door, tiled flooring, a double panelled radiator, the mains consumer unit, smoke alarm, stairs to the first floor, understairs storage cupboard, power and lighting.

#### Utility Room:

8'9" x 6'2" (2.67m x 1.89m )

A range of wall units, space for a fridge/ freezer, plumbing for a washing machine and tumble dryer, a stainless steel sink drainer unit, UPVC double glazed window and door, power and lighting.

#### Kitchen:

8'8" x 16'2" (2.65m x 4.93m)

A range of base, wall and drawer units, stainless

steel one and a half bowl sink drainer unit, five ring gas hob, an extractor fan, plumbing for a dishwasher, a double oven, UPVC double glazed windows, power and lighting.

#### Lounge:

13'2" x 15'8" (4.03m x 4.80m)

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

#### Bedroom One:

12'3" x 9'4" (3.75m x 2.85m )

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

#### Bedroom Two:

7'7" x 6'2" (2.32m x 1.90m)

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

### Bedroom Three:

9'8" x 9'4" (2.95m x 2.86m )

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

### Bedroom Four:

8'9" x 13'5" (2.69m x 4.10m)

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

### Bathroom:

5'11" x 6'2" (1.82m x 1.88m)

White panelled bath with a shower over, glass screen, white vanity sink and W.C., a heated towel rail, fully tiled walls and flooring, UPVC double glazed window, lighting.

### Outside:

To the front of the property is parking available for multiple vehicles.

The rear garden is mainly laid to lawn with a private fence, a stoned seating area, a shed, and space for a greenhouse.



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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.

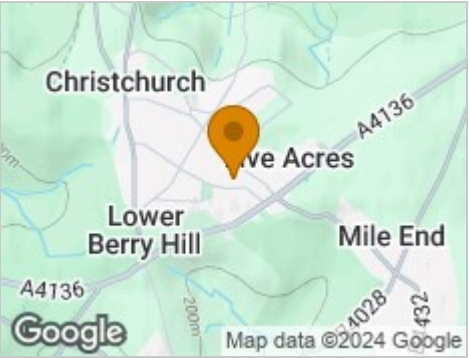
Road Map



Hybrid Map



Terrain Map



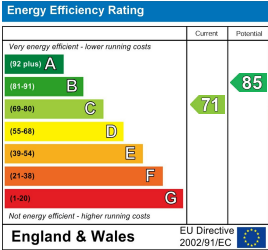
Floor Plan



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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