



## 35 Primrose Drive

Milkwall, Coleford, GL16 7PU

£300,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* Dean Estate Agents are pleased to offer this detached, three-bedroom home to the market. Situated in the centre of Milkwall village, just a short distance from the market town of Coleford.

This home benefits from three spacious bedrooms and a family bathroom on the first floor. The ground floor offers a sizable lounge featuring a gas fire, a kitchen/ dining room with double patio doors to the conservatory to the rear with views of the garden.

To the front of the property, there is ample off-road parking, an attached garage for convenient storage and a green section to the side of the property. The rear of the property offers a laid lawn garden with mature trees, shrubs and bushes.



Approached via UPVC double glazed front door:

#### Entrance Hallway:

Mains consumer unit, a double panelled radiator, a thermostat, a smoke alarm, doors to the cloakroom and the lounge, stairs to the first floor, power and lighting.

#### Lounge:

16'4" x 13'4" (4.99m x 4.08m)

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

#### Kitchen/ Diner:

8'10" x 16'5" (2.71m x 5.01m)

A range of base, wall and drawer units, stainless steel one and a half bowl sink drainer unit, four ring gas hob, an oven, an extractor hood, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge/freezer, Ideal boiler, tiled flooring, a double panelled radiator, storage cupboard, UPVC double glazed window, UPVC double glazed sliding door to the conservatory.

#### Conservatory:

6'6" x 7'9" (2.00m x 2.37m)

UPVC double glazed windows and doors to the rear garden and power.

#### Cloakroom:

3'8" x 2'8" (1.13m x 0.83m)

A corner sink unit, a W.C, a single panelled radiator, UPVC double glazed window, lighting.

#### First Floor Landing:

11'5" x 2'7" (3.48m x 0.81m)

UPVC double glazed window, a storage cupboard, storage cupboard housing the hot water tank, smoke alarm, loft access, power and lighting.

#### Bedroom One:

11'6" x 9'5" (3.51m x 2.88m)

UPVC double glazed window, a single panelled radiator, a double storage cupboard with hanging rail, power and lighting.



### Ensuite:

4'7" x 7'9" (1.40m x 2.37m )

UPVC double glazed window, a pedestal sink unit, a W.C, a step in shower, a single panelled radiator, an extractor fan, lighting.

### Bedroom Two:

9'1" x 10'4" (2.77m x 3.16m)

UPVC double glazed window, a single panelled radiator, storage cupboard with hanging rail, power and lighting.

### Bedroom Three:

7'6" x 6'9" (2.30m x 2.07m)

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

### Bathroom:

6'1" x 5'9" (1.86m x 1.77m)

UPVC double glazed window, a pedestal sink unit, W.C, a white panelled bath with shower over, a single panelled radiator, an extractor fan, lighting.

### Garage:

16'5" x 8'9" (5.01m x 2.68m)

Up and over door, power and lighting.



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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



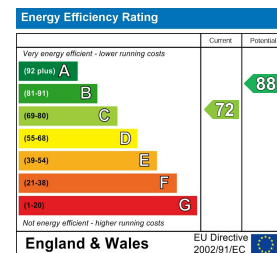
## Floor Plan



## 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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