



## 5 Lords Gate

Coleford, Gloucestershire, GL16 8RT

£425,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this impressive four storey townhouse with plenty of versatility to create a living environment to suit your lifestyle. Entering the property to the spacious entrance hallway there is a gym (could be a fifth bedroom), handy cloakroom, utility room and home study, making your way to the first floor living area there is a gorgeous fitted kitchen with island, dining area and bright and airy lounge. To the second floor there are three bedrooms, one with en-suite and the family bathroom, the top floor comprises of the master suite with bedroom and room ideal for an en-suite. There is plenty of storage in this family home with a dressing room, fitted wardrobes and eaves storage. Outside there is off road parking, landscaped front garden and good size rear garden separated into two sections. Viewing is a must to appreciate the size and the space on offer.

Another benefit to the property is the location, the detached home is within walking distance of Coleford town centre where there are many amenities to include supermarkets, doctors surgeries, library, cinema, independent shops and cafes and public houses. The transport links to the nearby towns and cities are fantastic from the town as well.



Approached via a wooden door with two frosted glass windows into:

#### Entrance Hallway:

Doors to the cloakroom, study, gym and the utility room, power and lighting, consumer unit, a radiator, storage cupboards, stairs to the first floor.

#### Cloakroom:

3'10" x 4'2" (1.18m x 1.29m)

W.C., wash hand basin, frosted double glazed wooden window, an extractor fan, heated towel rail, LED spotlights.

#### Study:

9'10" x 8'9" (3.01m x 2.67m)

Radiator, LED spotlights, power.

#### Archway through to:

#### Utility Room:

8'9" x 8'8" (2.67m x 2.65m)

Stainless steel sink with drainer, space & plumbing for washing machine & tumble dryer, storage cupboards, drawers and cupboard space, extractor fan.

#### Gym/Fifth Bedroom:

13'10" x 10'7" (4.23m x 3.25m)

UPVC double glazed window to front aspect, radiator, power & LED spotlights, storage cupboard.

From the entrance hallway stairs up to:

#### First Floor Landing:

5'10" x 4'11" (1.79m x 1.50m)

Double sash window to side aspect, doors into lounge and kitchen/diner, stairs to second floor.

#### Lounge:

20'11" x 11'7" (6.40m x 3.54m)

Two radiators, two wooden double glazed windows to front aspect, power and lighting.

#### Kitchen/Diner:

#### Kitchen Area:

15'5" x 10'8" (4.70m x 3.27m)

A range of wall units, base units and drawers, built in AEG coffee machine, two eye level ovens, built in microwave, kitchen island with induction hob, stainless steel sink and integrated drainer unit, breakfast bar, double glazed wooden sash window to side aspect, double glazed French doors to rear garden, wooden double glazed window to rear aspect.

#### Dining Area:

9'11" x 8'9" (3.03m x 2.67m)

Wooden double glazed window to rear aspect, power & lighting, space for dining table & chairs.

#### From the first floor landing stairs to:

#### Second Floor Landing:

6'4" x 5'10" (1.94m x 1.79m)

Doors to bedrooms two, three and four, door to bathroom,

double sash window to side aspect, power and lighting, stairs to third floor.

#### Bedroom Two:

12'5" x 9'3" (3.79m x 2.83m)

Radiator, power and lighting, wooden double glazed window with white French shutter blinds to front aspect, door to en-suite.

#### En-Suite:

8'3" x 5'8" (2.53m x 1.73m)

Shower cubicle with rainfall shower head, vanity unit with inset wash hand basin, heated towel rail, extractor fan, LED spotlights, frosted double glazed window to front aspect.

#### Bedroom Three:

10'5" x 9'1" (3.19m x 2.77m)

Radiator, power & lighting, built in wardrobe, TV point, double glazed window with white French shutters to rear aspect.

#### Bedroom Four:

10'3" x 8'11" (3.14m x 2.72m)

Power and lighting, TV point, radiator, wooden double glazed window to rear aspect.

#### Bathroom:

8'2" x 5'6" (2.50m x 1.70m)

Panelled bath, W.C., vanity unit with inset wash hand basin, extractor fan, frosted wooden double glazed window to side aspect, heated towel rail.

#### Dressing Room:

9'1" x 3'8" (2.77m x 1.12m)

Two built in wardrobes, wooden double glazed window with white French shutters to side aspect, radiator, lighting.

From the second floor landing stairs to:

#### Third Floor Landing:

8'9" x 6'11" (2.67m x 2.11m)

Wooden sash double glazed window to side aspect, power and lighting, radiator, door to master bedroom.

#### Master Bedroom:

Eaves storage, wooden double glazed velux window, LED spotlights, power, double glazed wooden sash window to rear aspect.

#### En-Suite:

8'7" x 6'0" (2.64m x 1.83m)

Ideal space for designing your own en-suite, plumbing and electric already hooked up, wooden double glazed velux window.

#### Outside:

To the front of the property there is a low maintenance garden with pebbles and mature shrubs with off road parking.

The rear garden is spread over two levels, the first level is pebbled and there are steps up to a decking area with space for seating and a lawned area with a storage shed.



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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



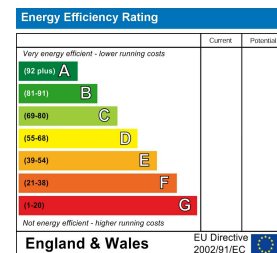
## Floor Plan



## 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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