



43 Edenwall Road
Milkwall, Coleford, GL16 7LA

£475,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to welcome to the market this charming POTENTIAL 5 BEDROOM detached property located in the peaceful village on Edenwall Road, Milkwall. Tucked away at the end of a quiet road, this property offers privacy and security for the perfect family home.

On the ground floor you will find a great sized living room, a modern and spacious kitchen/dining room, a utility room and a cloakroom. Additionally, there is potential to create a fifth bedroom, providing flexibility to adapt the space to suit your needs.

The first floor comprises of four double bedrooms, a family bathroom and an en-suite off the master bedroom, providing ample space for a growing family or accommodating guests.

One of the standout features of this property is the large private garden, offering endless possibilities for outdoor activities, gardening, or simply enjoying a cup of tea in the sunshine. This garden can be accessed via French doors from the kitchen/diner making this area the ultimate space for entertaining family and friends.

Don't miss the opportunity to make this property your home and enjoy the tranquility and comfort it has to offer. Contact us today to arrange a viewing and envision the possibilities that await you at this delightful property on Edenwall Road.



Entrance Hallway:

6'11" x 10'6" (2.12 x 3.21)

Doors to the snug, living room and kitchen diner, stairs to the first floor landing, storage under the stairs, a double panelled radiator, power and lighting.

Living Room:

12'7" x 15'10" (3.84 x 4.85)

A double panelled radiator, two double glazed UPVC windows, power and lighting, glass doors to the dining room.

Kitchen/Dining Room:

22'6" x 10'4" (6.88 x 3.17)

Kitchen:

A range of eye level and base units, an integrated fridge freezer, an integrated dishwasher, a gas hob with an extractor fan, a double electric oven, one and half stainless steel sink with an integrated drainer unit, double glazed UPVC window to rear aspect, power and lighting, door to the utility room and hallway.

Dining Room:

Two double panelled radiators, French double glazed doors into rear garden, double glass doors to the living room.

Utility Room:

5'10" x 5'4" (1.80 x 1.65)

A range of eye level and base units, one stainless steel sink with an integrated drainer unit, space for a washing machine and tumble drier, door to W.C., door to the garden, boiler.

Cloakroom:

3'9" x 4'8" (1.15 x 1.43)

W.C, wash hand basin with a wall mounted mirror above, double glazed UPVC frosted window, the consumer unit, double panelled radiator, an extractor fan.

Snug:

8'1" x 12'6" (2.48 x 3.82)

Double panelled radiator, double glazed UPVC window to front aspect, power and lighting, TV point, door to the storage room.

Storage Room:

8'1" x 3'4" (2.48 x 1.03)

Power and lighting.

First Floor Landing:

5'10" x 15'7" (1.80 x 4.75)

Loft hatch, doors to the bedrooms and bathroom, double panelled radiator, airing cupboard.

Bedroom Four:

10'1" x 9'4" (3.09 x 2.87)

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

Bedroom Three:

10'2" x 9'4" (3.12 x 2.87)

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

Bedroom Two:

8'5" x 11'9" (2.59 x 3.59)

Double glazed UPVC window to rear aspect, A double panelled radiator, power and lighting, storage cupboard.

Family Bathroom:

7'5" x 5'6" (2.27 x 1.68)

Double glazed UPVC frosted window, W.C, a shower cubicle, a bath tub, wash hand basin with wall mounted mirror above with light and shaver point, heated towel rail, an extractor fan and LED spotlights

Master Bedroom:

13'8" x 10'10" (4.19 x 3.31)

Double glazed UPVC window to front aspect, a double panelled radiator, double fitted wardrobe, door to en-suite, power and lighting.

En-Suite:

7'4" x 3'10" (2.24 x 1.19)

Double glazed UPVC frosted window, heated towel rail, W.C, wash hand basin with wall mounted mirror with lighting and shaving point, a walk in shower cubicle, an extractor fan and LED lighting.

To the Front:

A shared gated driveway, off road parking for 3/4 vehicles, mature shrubs and a laid-to lawn area.

Garden:

As you approach the garden you are met with a large patio area wrapping round the side of the house, this area gets the sun from morning to night so it's the perfect garden for entertaining. Beyond this, you will find a large, flat laid-to lawn area enclosed by wooden fencing. Outside electric, outside tap, side access either side of the property.



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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.

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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



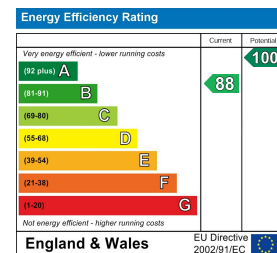
Floor Plan



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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