



12 Caudwell Close

Coleford, GL16 8EY

£390,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to present for sale this beautifully presented four bedroom detached family home. This property offers a kitchen/diner with a bay window, a good sized living room with French doors into the rear garden, a utility room, a master bedroom with an en-suite, a large landscaped garden and so much more!

12 Caudwell Close is situated near to Coleford town center where you will find a range of local amenities such as, doctors surgeries, dentists, supermarkets, cafes, independent businesses, pharmacies and much more. You will find fantastic bus links around Gloucestershire and into Wales, and only approximately a 30min drive onto the M4!

Being situated in the Forest of Dean, you have the woodland on your doorstep, perfect for long walks! Nearby you will find many attractions such as Beechenhurst where you will find the infamous Sculpture Trail, Clearwell Caves, Clearwell Castle, Symonds Rat Rock, Puzzlewood and many more family friendly activities!



Entrance Hallway:

19'6" x 3'8" (5.95 x 1.13)

Wood effect Amtico flooring, Doors to the kitchen, lounge, cloakroom and utility room, stairs to the first floor, power and lighting, smoke alarm. Double glazed UPVC window to side aspect, double panelled radiator.

Cloakroom:

5'10" x 2'11" (1.80 x 0.91)

Wash hand basin with wall mounted mirror above, wood effect Amtico flooring, W.C, an extractor fan, double glazed UPVC frosted window, double panelled radiator.

Utility Room:

8'0" x 4'1" (2.45 x 1.26)

Door to the garage, double panelled radiator, wood effect Amtico flooring, stainless steel sink, space for a washing machine, base units, power and lighting, extractor fan, consumer unit.

Kitchen/ Dining Room:

19'4" x 10'6" (5.91 x 3.22)

Double glazed UPVC bay window to front aspect, power and lighting.

A range of eye level and base units, six ring gas hob with two electric eye level ovens, extractor hood, space for a fridge freezer, one stainless steel sink with integrated drainer unit, power and lighting.

Living Room:

11'7" x 17'8" (3.54 x 5.41)

Two double panelled radiators, double glazed UPVC window to rear aspect, UPVC double glazed French doors to the rear garden. Power and lighting, TV point.

First Floor Landing:

Doors to the bedrooms and bathroom, smoke alarm, power and lighting, airing cupboard housing the water tank.

Family Bathroom:

Wood effect Amtico flooring, walk in shower cubicle, heated towel rail, W.C, hand wash basin with wall mounted mirror above and storage below, bath tub with mixer tap, lighting and extractor fan.

Bedroom One:

10'3" x 18'7" (3.14 x 5.68)

Two UPVC double glazed windows to rear aspect, two double panelled radiators, power and lighting, door to en-suite.

En-Suite:

7'4" x 4'7" (2.26 x 1.41)

Walk in shower cubicle, wood effect Amtico flooring, heated towel rail, W.C, wash hand basin with wall mounted mirror above and storage below.

Bedroom Two:

18'4" x 9'4" (5.61 x 2.85)

Double glazed velux window, double glazed UPVC window to front aspect, power and lighting, two double panelled radiators.

Bedroom Three:

13'4" x 9'10" (4.08 x 3.00)

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

Bedroom Four:

8'2" x 7'7" (2.49 x 2.32)

Storage over the stairs, double panelled radiator, double glazed UPVC window to front aspect, power and lighting.

Outside:

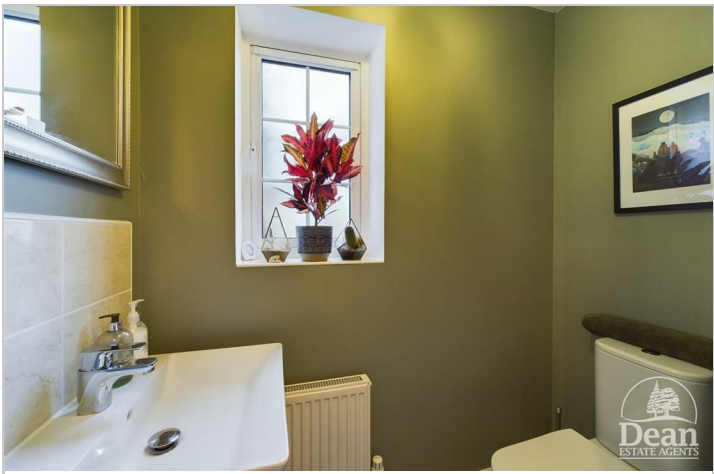
Off road parking for two vehicles, a laid to lawn front garden.

As you approach the garden from the living room, you are met with a large, flat area with Mandarin Stone patio, perfect for garden furniture. Beyond this you will find a laid-to lawn area, fully enclosed with panelled fencing for privacy and surrounded by mature shrubs. A lovely pebbled pathway leading you from the patio area to the top of the lawned area.

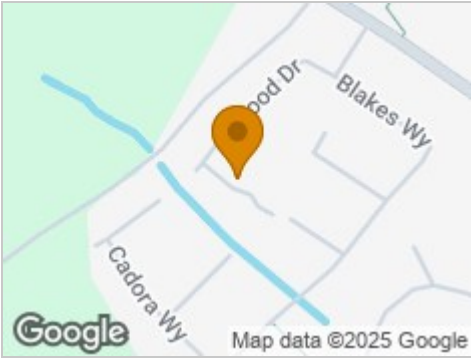
Garage:

18'0" x 9'3" (5.50 x 2.82)

Up and over door, power and lighting. Ideal combi boiler, door to the rear garden.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

- Kitchen/Dining Room: 19'4" x 10'6" (5.91 x 3.22 m)
- Living Room: 11'7" x 17'8" (3.54 x 5.41 m)
- Hallway: 19'6" x 3'8" (5.95 x 1.13 m)
- Utility Room: 8'0" x 4'1" (2.45 x 1.26 m)
- W.C.: 5'10" x 2'11" (1.80 x 0.91 m)
- Garage: 18'0" x 9'3" (5.50 x 2.82 m)

Floor 1

- Bedroom: 13'4" x 9'9" (4.08 x 3.00 m)
- Bedroom: 10'3" x 18'7" (3.14 x 5.68 m)
- Bedroom: 8'2" x 7'7" (2.49 x 2.32 m)
- Bedroom: 18'5" x 9'4" (5.61 x 2.85 m)
- Bathroom: 9'5" x 5'6" (2.87 x 1.70 m)
- En-Suite: 7'4" x 4'7" (2.26 x 1.41 m)
- Landing: 12'5" x 6'11" (3.80 x 2.12 m)

Approximate total area⁽¹⁾

1428.17 ft²
132.68 m²

Reduced headroom

36.86 ft²
3.42 m²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

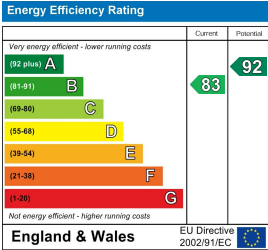
Calculations are based on RICS IPMS 3C standard.

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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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