



13 Orchard Road

Coleford, GL16 8AU

£495,000



Having undergone a full refurbishment by a local, well respected developer, this property oozes space and contemporary fittings throughout. The kitchen/dining/family room is of a super-size with a large Breakfast bar taking no space at all. The kitchen hosts all new appliances, plenty of worktop space, bi-folding doors to the rear gardens, door to the utility room and double doors to the lounge. This property is known as a dormer bungalow which essentially offers two double bedrooms with a shower room to the ground floor and two further, larger bedrooms with bathroom to the first floor.

The windows are all double glazed, a brand new heating system has been installed and a full width block paved driveway provides parking for numerous vehicles, a caravan or motorhome, just again plenty of space.

Oak engineered flooring will be found to most ground floor rooms, the internal doors are of Oak Veneer and sealed/stained, new carpets elsewhere, thermostatic showers with rainfall shower heads and enclosed gardens with garage.

This property really is what we call a deceptive in size home, come and take a look to appreciate what we see. The Virtual tour will showcase the exacting standards but still won't beat a personal viewing. Please call us on 01594 835751, we have the keys.



Approached via a brand new composite entrance door

Entrance Hallway:

With Oak Engineered flooring, thermostat for central heating, smoke alarm, stairs to the first floor, doors to two ground floor bedrooms, shower room and kitchen.

Bedroom One:

Front aspect double bedroom with UPVC double glazed window, radiator, three double power points, new carpet flooring.

Bedroom Two:

Rear aspect UPVC double glazed window, radiator, three double power points and a further higher power point for wall mounted TV.

Shower Room:

Newly fitted suite comprising of a double width shower cubicle incorporating a thermostatic shower and rainfall shower head, glass shower screen, aqua panelled walling, tiled flooring, concealed cistern W.C, vanity wash hand basin, heated towel rail, recess ceiling lights, Upvc double glazed window.

Kitchen:

The most super size kitchen on the market today which allows for the large breakfast bar, plenty of room for entertaining and lounge/dining space if required. The kitchen hosts base units with drawers, marble effect

worktop surfaces, quartz sink unit with flexi hose tap, AEG electric induction hob, integrated dishwasher, electric double oven, 70/30 integrated fridge freezer, breakfast bar with storage cupboards beneath and marble effect work surfaces, recess ceiling lights, radiator, oak engineered flooring, Upvc double glazed window to the side and rear aspect.

Dining/Family Area:

With oak engineered flooring, bi-folding aluminium triple doors to the rear gardens, radiator, double doors to the lounge, recess ceiling lights.

Utility Room:

Front aspect UPVC double glazed window, quartz sink unit, base units, wall mounted Worcester gas boiler, hot water tank and digital controls, oak engineered flooring, radiator and plumbing for a washing machine.

Lounge:

Front aspect with a large walk in double glazed bay window, radiator, wall lights, oak engineered flooring, double power point at head height for wall mounted TV installation.

From the spacious entrance hall one will find stairs to the first floor.

First Floor Landing:

With a walk in storage cupboard which in turn provides access to the eaves storage, smoke alarm and double power point.

Bedroom One:

Rear aspect UPVC double glazed window, radiator, four double power points, recess ceiling lights, built in cupboard and access to eaves storage. A double power point has been fitted at head height to allow for wall mounted TV installation.

Bedroom Two:

Rear aspect UPVC double glazed window, radiator, recess ceiling lights, four double power points, raised double power point for wall mounted TV installation.

Family Bathroom:

Brand new fitted suite comprising of a W.C, vanity wash

hand basin, bath, extractor fan, aqua panelled walling, recess ceiling lights, heated towel rail, walk in shower cubicle hosting a thermostatic shower with rainfall shower head, glass opening door and Upvc double glazed window.

Outside:

To the front of this stunning property one will find a new block paved driveway hosting parking for numerous vehicles, twin outside lights, side parking leading to the detached garage and in turn around to the enclosed rear lawned gardens. Hedged boundaries and a good degree of privacy is on offer and level grounds.



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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



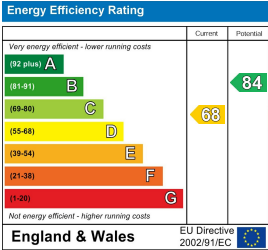
Floor Plan



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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