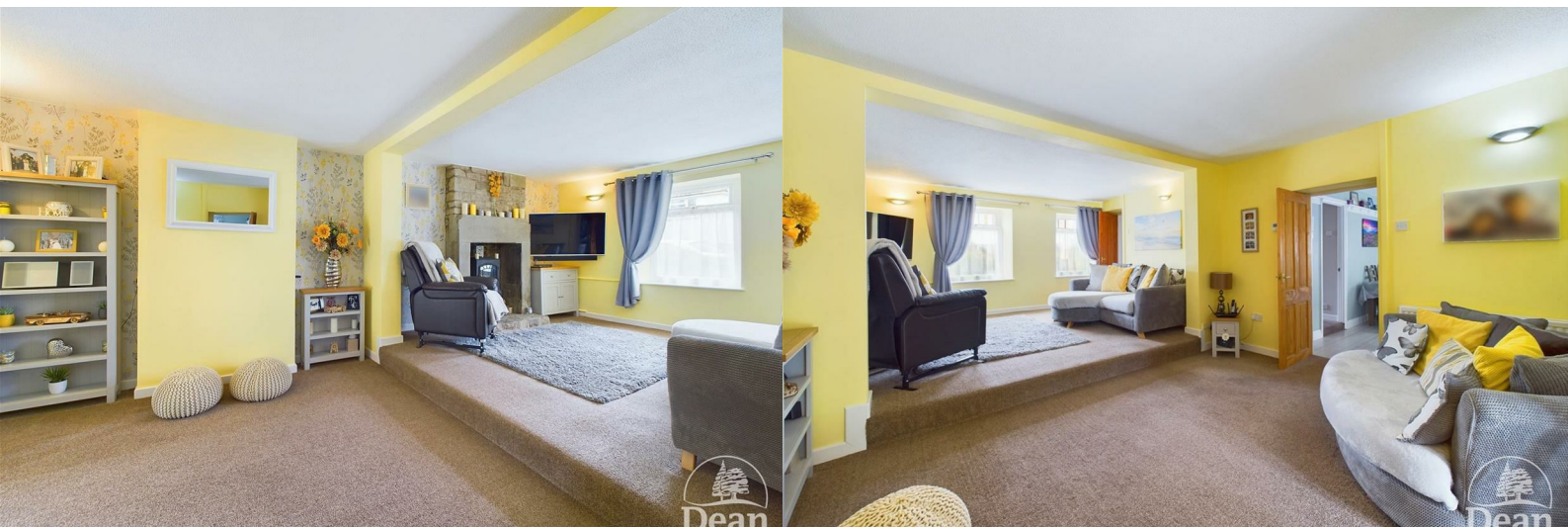




Manderley, Tufthorn Road

Coleford, GL16 8PY

Offers Over £370,000



VIRTUAL TOUR AVAILABLE Don't miss out on this fantastic opportunity to purchase this exquisite family home with two reception rooms including a snug/sun room overlooking the large garden and a spacious lounge with a feature woodburning stove with an exposed stone wall. The modern kitchen/diner has a central island with a breakfast bar and plenty of space for entertaining, downstairs also benefits from a utility room and bathroom. Upstairs there are four good-sized bedrooms, three with fitted wardrobes and a shower room.

The sizeable plot includes ample off-road parking to the side leading which leads to the garage and separate storage room. The stunning garden is mainly laid to lawn with mature shrubs and bushes. There here are many patio areas with space for seating to enjoy the sunshine and getting together with friends and family.

The property is situated a short distance from Coleford town centre where there are many amenities including independent shops and cafes, a library, a cinema, public houses and supermarkets.



Approached Via composite door with frosted glass into:

Entrance Hallway:

Power and lighting, stairs to the first floor, doors into the lounge, utility room, bathroom and kitchen, under stairs storage, smoke alarm.

Lounge:

A large space perfect for the family, this room offers a feature gas fireplace surrounding by a stone plinth, two UPVC double glazed windows to front aspect, wall lights, TV point, power and lighting, a double panelled radiator and built in shelving.

Kitchen:

A range of eye level and base units, a gas hob, a gas oven, a central island with seating and storage, one and a half stainless steel sink with integrated drainer unit, under unit LED spotlights, an extractor fan, double glazed UPVC window to rear aspect, power and lighting, frosted composite doors to side garden. LED spotlights, a double panelled radiator.

Dining Area:

Door to the lounge and sun room, a double panelled radiator, base level units, space for a dining table, power and lighting. LED spotlights.

Sun Room/Snug:

A double panelled radiator, double glazed patio doors out to the garden, UPVC double glazed

window to rear aspect, power and lighting, loft access.

Utility Room:

UPVC double glazed window to front aspect, power and lighting, space and plumbing for a washing machine, a sink, clothing rail and shelving, a single panelled radiator.

Bathroom:

Frosted UPVC double glazed window, a rounded bath tub, W.C, heated towel rail, storage cupboard with inset wash hand basin, tiled flooring, and a wall mounted light up mirror.

First Floor Landing:

Doors to the bedrooms and bathroom, power and lighting, smoke alarm.

Bedroom One:

A single panelled radiator, double glazed UPVC window to front aspect, built in wardrobes, dimmer light, power and lighting.

Bedroom Two:

Double glazed UPVC window to rear aspect, power and lighting, a TV point, built in wardrobes, a single panelled radiator.

Bedroom Three:

Power and lighting, TV point, double glazed UPVC window to front aspect, a single panelled radiator, built in wardrobes and storage, a dimmer light.

Bedroom Four:

Double glazed UPVC window to rear aspect, a single panelled radiator, power and lighting, built in storage.

Shower Room:

W.C, a shower cubicle with an electric shower, a double panelled radiator, a wash hand basin, a wall mounted mirrored and storage cupboard, tiled flooring, UPVC double glazed frosted window, light and an extractor fan.

Outside:

There is off road parking to the side of the property for approximately 4-5 vehicles, this will lead you to the garage.

As you approach the rear garden, you will find a

large, flat patio area perfect for a table and chairs. As you begin to walk further down the garden you are met with a large lawn surrounded by mature shrubs and trees. There is a path alongside the garage leading you to the summer house. Beyond this, you will find a large, flat piece of lawn once again, surrounded by mature shrubs and trees.

Garage:

Power and lighting, up and over door, two single glazed windows, an archway into the storage room.

Storage Room:

Power and lighting, side door to the garden, double glazed UPVC frosted window.

Summer House:

Power and lighting with potential to use it as a Garden Office.



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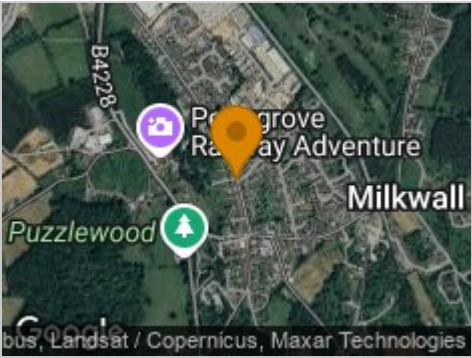
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



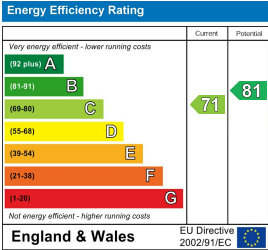
Floor Plan



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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