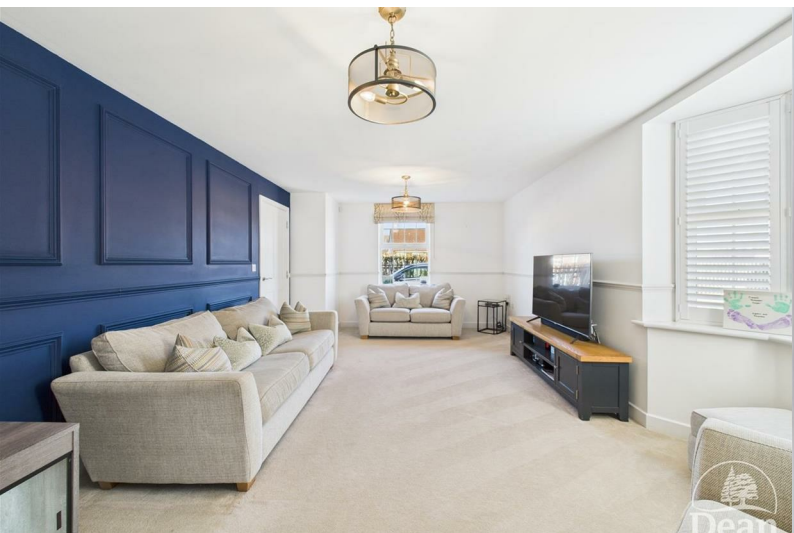




## 11 Bircham Drive

Coleford, GL16 8EU

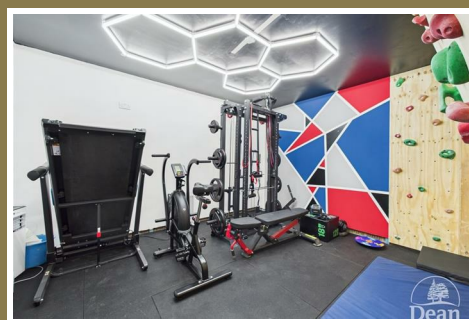
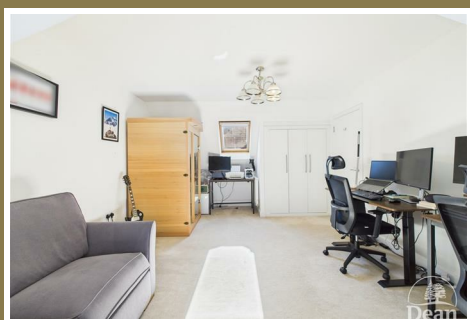
£450,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer this immaculately presented five bedroom detached property, located at the end of a small driveway of detached houses. This property offers ample space throughout the three levels, making this the ultimate family home.

Bircham Drive offers a large kitchen/diner, sizeable living room, utility room and cloakroom on the ground floor. On the first floor you will find two sizeable bedrooms, a family bathroom and the master suite with an en-suite. The remaining two double bedrooms and a bathroom are found on the very top floor. Outside the property you will find a large driveway with parking for multiple vehicles, a double sized garage, and private rear gardens.

This stunning family home is situated a short distance away from Coleford town center where you will find a variety of local amenities such as supermarkets, doctors surgeries, cafes, independent businesses, free houses and much more! You are also just a short walk away from woodland, allowing you to explore what the Forest of Dean has to offer,



The property is approached via a UPVC style door

#### Entrance Hallway:

6'4" x 6'1" (1.95 x 1.86)

Doors to Kitchen/Dining, Lounge, WC, Stairs to first floor, single panelled radiator, Amtico flooring, storage cupboard with consumer unit.

#### Cloakroom:

3'1" x 5'10" (0.96 x 1.80)

White suite comprising of pedestal wash hand basin with mixer tap, part tiled walls, Low level WC, Spotlights, Amtico Flooring, extractor fan.

#### Lounge:

11'8" x 20'9" (3.57 x 6.34)

UPVC double glazed bay window to side with white shutter blinds fixed, UPVC double glazed window to front, with white shutter blinds fixed, Panelled radiator, power points, BT and TV point.

#### Kitchen/Diner:

11'5" x 20'10" (3.48 x 6.37)

Base and eye level units, white gloss units with breakfast bar island cupboard beneath, rolled edge work surfaces with up stands, one and half bowl ceramic sink unit in center bar with mixer taps, electric oven, six ring gas hob, extractor hood and stainless steel splashback, integral fridge freezer and dishwasher, Amtico flooring, 3 panelled radiators, spotlights, UPVC double glazed window to front, UPVC double glazed bay windows with french door inset giving access to private gardens. Door to;

#### Utility Room:

5'7" x 6'1" (1.72 x 1.86)

Plumbing for automatic washing machine and tumble dryer, UPVC Double glazed window, door to side, Wall and base units in white gloss, stainless steel single drainer unit with mixer taps, Boiler, panelled radiator, door to under-stairs storage cupboard.

#### First Floor Landing:

6'5" x 20'10" (1.96 x 6.37)

Doors to bedrooms and family bathroom, power and lighting, loft hatch and smoke alarm.

#### Bedroom One:

11'7" x 12'4" (3.54 x 3.76)

Dual aspect UPVC double glazed windows to front and side, fitted with white shutter blinds, panelled radiator, fitted floor to ceiling wardrobe with hanging rail and shelving, power points. door to en-suite.

#### En-Suite:

4'5" x 8'2" (1.36 x 2.51)

UPVC double glazed obscured window to side, Pedestal wash hand basin and mixer tap, low level WC, Amtico flooring, walking in shower unit with glass door, tiled walls, extractor fan, heated towel rail, shaver point.

#### Bedroom Three:

12'2" x 11'11" (3.71 x 3.65)

UPVC double glazed window to side, panelled radiator, power points.

#### Bedroom Four:

12'3" x 8'7" (3.75 x 2.63)

UPVC double glazed window to front, Amtico flooring, spotlights, panelled radiator.

#### Family Bathroom:

6'9" x 6'3" (2.08 x 1.93)

Amtico flooring, low level WC, pedestal wash hand basin with mixer taps, part tiled walls, extractor fan, paneled bath with mixer taps, glass shower screen over, spotlights, heated towel rail.

## Second Floor Landing:

10'11" x 6'5" (3.34 x 1.97)

Velux windows, loft access, power points, seating area, doors to Bedrooms 2,5 and shower room.

## Bedroom Two:

12'3" x 12'11" (3.75 x 3.95)

UPVC double glazed window to side with views, panelled radiator, Velux window, power points, Fitted wardrobes.

## Bedroom Five:

11'7" x 9'9" (3.55 x 2.98)

UPVC double glazed window to side with views, power points and panelled radiator.

## Shower Room:

7'1" x 5'4" (2.16 x 1.63)

Velux window, Amtico flooring, pedestal wash hand basin with mixer taps, low level WC, walk in shower unit, part tiled walls, extractor fan, shaver point, heated towel rail.

## Outside:

The property benefits from a manicured front lawn edged with rockery and mature shrubs.

Side access via gate to rear private gardens with wall and fence privacy, outside lighting and tap, lawn area, mature shrubs, seating area, side access.

## Garage:

21'4" x 28'10" (6.52 x 8.8)

Double sized garage with power and light, up and over door. (Currently split in half with the rear section being a gym).



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

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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.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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



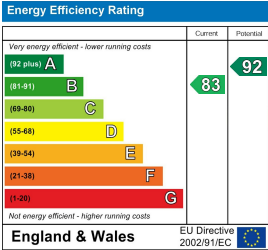
Floor Plan



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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