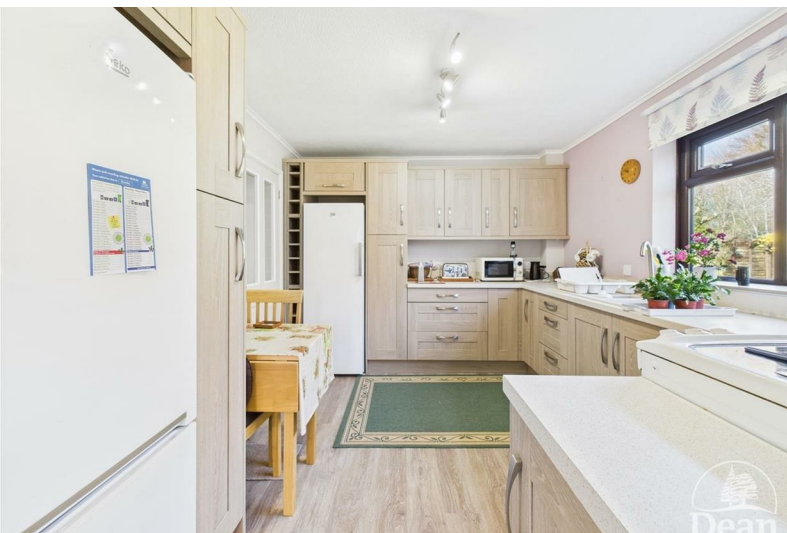




10 Wellmeadow

Staunton, GL16 8PQ

£525,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are thrilled to present to the market this stunning four bedroom detached property, situated in the sought-after village of Staunton. This property offers ample space, making it the perfect family home. The ground floor boasts a large living room, dining room, kitchen, utility room and a cloakroom. Ascending to the first floor you will find three sizeable bedrooms, the family bathroom and a master bedroom with an en-suite. Outside you will find a flat, enclosed laid-to-lawn garden with direct access into the woodland. There is also a driveway for 2-3 vehicles.

Wellmeadow is situated in Staunton, a quiet village on the border of England and Wales, famous for its mountain biking tracks and woodland walks. Staunton is in-between the towns of Coleford and Monmouth, both taking approx 10mins to drive there. Both towns offer local amenities such as supermarkets, cafes, independent businesses, doctors surgeries, schools and much more!!



Entrance Hallway:

8'6 x 13'7 (2.59m x 4.14m)

Double panelled radiator, stairs to first floor

Cloakroom:

Hand wash basin with storage below, W.C, double panelled radiator, double glazed frosted window, lighting.

Living Room:

12'10 x 23'9 (3.91m x 7.24m)

Two double panelled radiator, dual aspect windows, feature fireplace with stone surround, TV point, power and lighting.

Dining Room:

8'10 x 16'9 (2.69m x 5.11m)

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

Kitchen:

11'10 x 9'10 (3.61m x 3.00m)

A range of eye level and base units, space for fridge freezer, one and a half sink with mixer tap and drainer unit, space for cooker, double glazed composite window to rear aspect, power and lighting, arch way to utility room.

Utility Room:

4'10 x 7'8 (1.47m x 2.34m)

Built in storage cupboard, space for washing machine, space for dishwasher, boiler, sink, double glazed composite window to rear aspect, door to rear garden.

First Floor Landing:

10'4 x 9'0 (3.15m x 2.74m)

Smoke alarm, loft hatch, power and lighting.

Bedroom One:

9'6 x 16'4 (2.90m x 4.98m)

Double glazed composite window to front aspect, door to en-suite, double panelled radiator.

En-Suite:

6'9 x 4'6 (2.06m x 1.37m)

W.C, hand wash basin with storage below, double glazed frosted composite window, shaver point.

Bedroom Two:

13'3 x 9'2 (4.04m x 2.79m)

Double glazed wooden window to rear aspect, power and lighting, built in wardrobes, double panelled radiator.

Bedroom Three:

10'0 x 12'3 (3.05m x 3.73m)

Double glazed composite window to front aspect,

power and lighting, built in wardrobes, double panelled radiator, power and lighting.

Bedroom Four:

9'6 x 7'2 (2.90m x 2.18m)

Double glazed wooden windows to rear aspect, power and lighting.

Bathroom:

6'10 x 7'4 (2.08m x 2.24m)

Shower cubicle, hand wash basin with storage below and wall mounted mirror above, W.C., heated towel rail, double glazed wooden frosted window.

Garage:

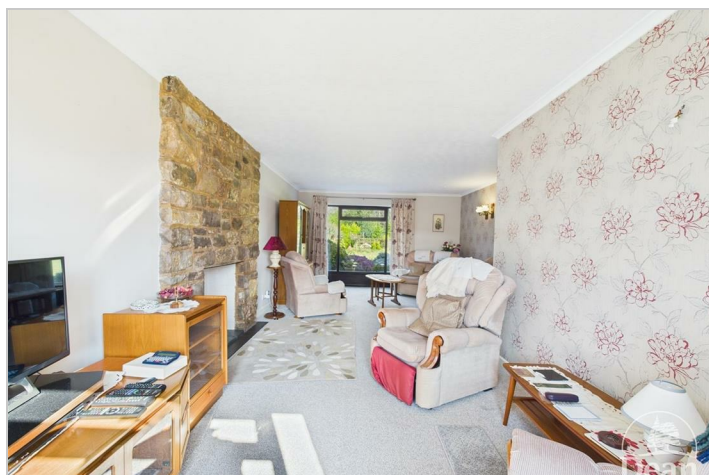
19'4 x 16'6 (5.89m x 5.03m)

Two up and over doors, power and lighting.

Garden:

A large, flat laid-to-lawn garden with direct access into the woodland. Mature shrubs bordering the garden. A large patio area perfect for table and chairs. Access into the double garage. Side access to driveway.

To the front there is off road parking for 2-3 cars and a laid-to-lawn front garden.



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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



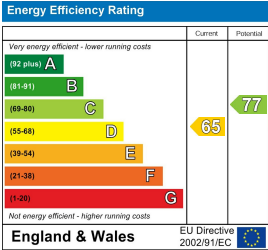
Floor Plan



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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