



## 6 Bromley Road

Ellwood, Coleford, GL16 7LZ

£435,000



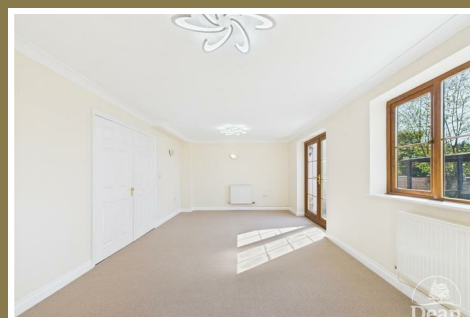


\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are thrilled to present this stunning four bedroom link-detached property offered with NO ONWARD CHAIN. This property offers stunning views to the rear over looking the grazing field and into the woodland, off road parking, a garage and much more!

On the ground floor you will find a large living room with doors into the rear garden, sizeable kitchen/diner, utility room with a W.C, an inviting entrance hall and side access to the rear garden. As you ascent to the first floor, you will find four good sized bedrooms, two with stunning views of the rear garden and fields and a family bathroom.

To the rear garden you are met with a large patio area, perfect for entertaining. Beyond this is a large laid-to-lawn area with a block paved sheltered patio toward the bottom of the garden. The rear garden is enclosed with a wooden fence and there is side access into the garage.

Bromley Road is situated the sought-after village of Ellwood where you have woodland walks right on your doorstep. Ellwood is just a short drive from the town of Coleford where you will find a variety of local amenities such as supermarkets, free houses, independent businesses, doctors surgeries and great bus links.



Enter via a Upvc front door into:

#### Entrance Hall:

7'1 x 13'8 (2.16m x 4.17m)

Stairs to first floor, double panelled radiator, tiled flooring, doors to living room, cloakroom and kitchen, smoke alarm, power and lighting.

#### Living Room:

11'8 x 21'4 (3.56m x 6.50m)

Double glazed upvc window to rear aspect, double glazed patio doors into rear garden, two double panelled radiators, TV point, power and lighting.

#### Utility Room:

44'1 x 7'2 (13.44m x 2.18m)

W.C, double panelled radiator, hand wash basin, double glazed frosted upvc window. A range of base level units with a stainless steel sink and drainer unit, storage cupboard, consumer unit. Space for washing machine and tumble drier.

#### Kitchen/Diner:

9'1 x 21'5 (2.77m x 6.53m)

A range of eye level and base units, double panelled radiator, three double glazed upvc

windows to side and front aspect, electric hob with electric oven, extractor hood, integrated fridge freezer, boiler.

#### First Floor Landing:

10'8 x 5'11 (3.25m x 1.80m)

Loft hatch, double panelled radiator, power and lighting, doors to bedrooms and bathroom.

#### Bedroom One:

11'4 x 10'6 (3.45m x 3.20m)

Double glazed upvc window to rear aspect, double panelled radiator, power and lighting.

#### En-Suite:

Handwash basin, WC and Shower Cubicle.

#### Bedroom Two:

11'3 x 10'5 (3.43m x 3.18m)

Double glazed a upvc window to rear aspect, double panelled radiator, power and lighting.

#### Bedroom Three:

9'0 x 10'7 (2.74m x 3.23m)

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

**Bedroom Four:**

9'0 x 10'2 (2.74m x 3.10m)

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

**Bathroom:**

7'5 x 7'3 (2.26m x 2.21m)

W.C, heated towel rail, hand wash basin with wall mounted mirrored storage above, double glazed frosted window, bath tub, extractor fan, lighting.

**Outside:**

As you approach the garden you are met with a

flat patio area, perfect for entertaining. Beyond this, you will find a flat laid to lawned area with views overlooking the grazing field enclosed by fencing. A block paved area with a shelter perfect for outside furniture, access into garage.

To the front there is a driveway with off road parking for several vehicles.

**Garage:**

19'7 x 9'9 (5.97m x 2.97m)

Up and over door, rear access into garden, power and lighting.



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Road Map



Hybrid Map



Terrain Map



Floor Plan

**Floor 0**

**Floor 1**

**Approximate total area<sup>(1)</sup>**

1359.26 ft<sup>2</sup>  
126.28 m<sup>2</sup>

**Reduced headroom**

9.6 ft<sup>2</sup>  
0.89 m<sup>2</sup>

(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.

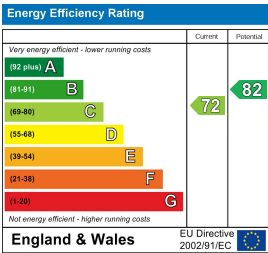
Calculations are based on RICS IPMS 3C standard.

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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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