



## Highfield House, New Road

Coalway, Coleford, Gloucestershire, GL16 7JA

£475,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are thrilled to present to the market this immaculate double fronted detached property with NO ONWARD CHAIN offering modern spacious living accommodation. This property boasts two reception rooms including dual aspect lounge with feature fireplace and cosy snug, a large modern kitchen/dining room with bi-fold doors and a large terrace outside. On the first floor there are four sizeable bedrooms, with the master accommodating an en-suite and a family bathroom.

Highfield House is situated in Coalway where you have the woodland on your doorstep, a fantastic primary school, convenience stores and a post office. You are just a short drive away from Coleford town centre where you will find a variety of supermarkets, cafes, independent businesses, doctors surgeries and great bus links around the Forest of Dean and into Wales and Gloucester.



Approached via front door into:

Entrance Hallway:

13'6" x 5'10" (4.14m x 1.78m)

Doors to lounge, kitchen/dining room, cloakroom & snug, stairs to first floor landing, storage cupboard downstairs, power & lighting.

Lounge:

24'5" x 12'2" (7.45m x 3.72m)

UPVC double glazed window to front, UPVC double glazed French doors to rear garden, stone built feature fireplace with tiled hearth, two radiators, wall lighting, power & lighting.

Kitchen/Dining Room:

24'5" x 14'7" (7.45m x 4.45m)

A range of fitted gloss eye level & base level units with worktop over, integrated appliances including oven, microwave, dishwasher, fridge/freezer, wine fridge & washing machine, large breakfast bar with sink and drainer, vaulted ceiling with glazed roof, floor to ceiling windows, bi-folding doors to garden, spotlights, power & lighting, tiled flooring.

Snug:

13'5" x 12'8" (4.11m x 3.88m)

UPVC double glazed window to front, feature fireplace, radiator, power & lighting.

Cloakroom:

5'8" x 4'1" (1.74m x 1.25m)

Window to rear, W.C. with concealed cistern, wash hand basin with vanity unit, partly tiled walls, tiled flooring, radiator, lighting, extractor fan.

First Floor Landing:

16'8" x 5'8" (5.10m x 1.73m)

Doors to all bedrooms & bathroom, UPVC double glazed window to front, radiator, airing cupboard, power & lighting.

Bedroom One:

13'6" x 9'5" (4.12m x 2.89m)

UPVC double glazed window to front, radiator, power & lighting.

En-Suite:

8'7" x 2'11" (2.63m x 0.90m)

Newly fitted en-suite comprising of shower cubicle, wash hand basin, W.C., heated towel rail, spotlights, tiled flooring, tiled walls.

Bedroom Two:

13'5" x 11'5" (4.11m x 3.48m)

UPVC double glazed window to front, radiator, power & lighting.



### Bedroom Three:

10'5" x 10'5" (3.20m x 3.20m)

UPVC double glazed window to rear, radiator, power & lighting.

### Bedroom Four:

10'5" x 9'6" (3.20m x 2.90m)

UPVC double glazed window overlooking rear garden, radiator, power & lighting.

### Bathroom:

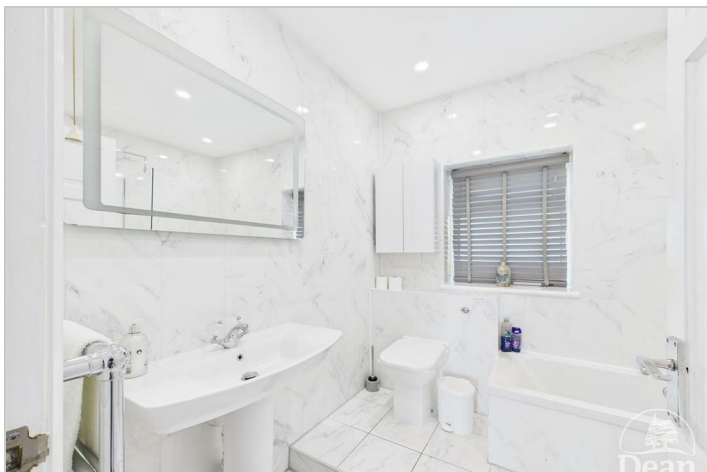
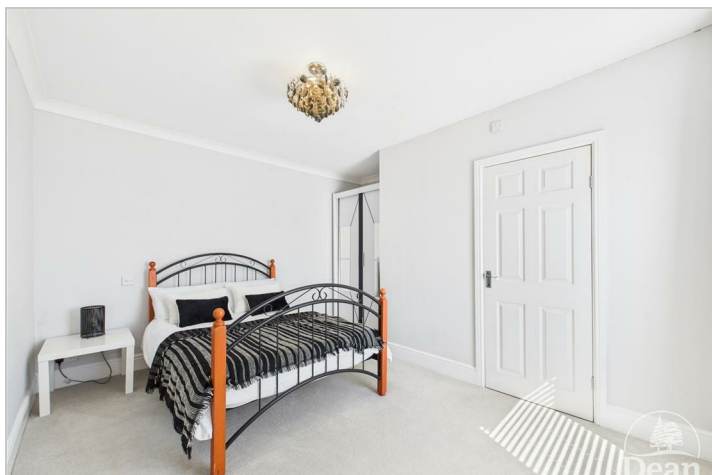
8'8" x 7'3" (2.65m x 2.22m)

Panelled bath, wash hand basin, low level W.C., walk in shower cubicle, UPVC double glazed obscure window to rear, tiled flooring & walls, heated towel rail, spotlights.

### Outside:

To the front of the property there is an enclosed garden with recently laid slab path leading to front door and side access to garden.

The rear benefits from a large patio terrace perfect for seating and an attractive private lawned garden with raised patio and large metal shed/workshop. The property further benefits from ample parking and a single en-bloc garage.



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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

**Floor 0**

- Living Room: 24'5" x 12'2" (7.45 x 3.72 m)
- Hallway: 13'0" x 5'9" (4.14 x 1.78 m)
- Cloakroom: 5'8" x 4'1" (1.74 x 1.25 m)
- Kitchen/Diner: 24'5" x 14'7" (7.45 x 4.45 m)
- Snug: 13'5" x 12'8" (4.11 x 3.88 m)
- Terrace

**Floor 1**

- Bedroom: 13'6" x 11'5" (4.11 x 3.48 m)
- Bedroom: 10'5" x 10'5" (3.20 x 3.20 m)
- Bedroom: 13'6" x 9'5" (4.12 x 2.89 m)
- Bedroom: 10'0" x 9'6" (3.20 x 2.90 m)
- Landing: 16'8" x 5'8" (5.10 x 1.73 m)
- Bathroom: 7'3" x 9'8" (2.22 x 2.65 m)
- En-Suite: 8'7" x 2'11" (2.63 x 0.90 m)

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

1648 ft<sup>2</sup>  
152.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

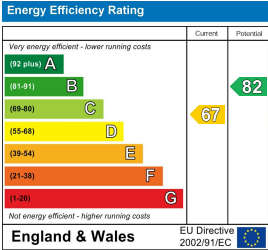
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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