



## 7 Fairfield Close

Coleford, Gloucestershire, GL16 8HR

£375,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are thrilled to present this family home offered with NO ONWARD CHAIN situated close to the town centre. This detached property boasts a large lounge leading through to the dining room with doors leading out to the garden, a sizeable kitchen, separate utility room and handy downstairs cloakroom. On the first floor there are four double bedrooms, master with fitted wardrobes and a good sized family bathroom. To the front of the property there is ample off road parking leading to the garage, a large front garden with patio area and a flat rear garden with a patio area and a lawned area.

Fairfield Close is located just outside Coleford town centre where you will find a large range of local amenities such as, cafes, supermarkets, doctors surgeries, free houses, independent businesses, dentists, and great bus links throughout the Forest of Dean and into Gloucester and Wales. Not to forget to mention the fantastic woodland walks on your doorstep!!



Approached via a UPVC frosted front door into:

#### Entrance Hallway:

13'0" x 5'5" (3.98m x 1.67m)

Doors to cloakroom, lounge & kitchen, understairs cupboard, stairs to first floor landing, power & lighting, radiator, smoke alarm.

#### Lounge:

17'1" x 11'10" (5.23m x 3.62m)

UPVC double glazed window to front aspect, radiators, TV point, open plan arch way to the dining room.

#### Dining Room:

15'10" x 11'10" (4.84m x 3.63m)

UPVC double glazed sliding doors to rear garden, door to kitchen, radiator, power & lighting.

#### Kitchen:

14'5" x 8'11" (4.41m x 2.72m)

A range of eye level and base units, UPVC double glazed window to rear aspect, five ring gas hob, electric oven & grill, integrated fridge/freezer, extractor hood, sink with mixer tap & integrated drainer unit, space for bar stools, radiator, door to utility room.

#### Utility Room:

8'11" x 2'11" (2.73m x 0.89m)

Boiler, space & plumbing for washing machine,

power & lighting, shelving & storage space, UPVC rear door leading to the garden.

#### Cloakroom:

4'9" x 4'2" (1.46m x 1.28m)

W.C., hand wash basin, lighting, electric radiator, UPVC frosted double glazed window.

#### First Floor Landing:

10'1" x 4'9" (3.09m x 1.45m)

Doors to bedrooms & bathroom, loft access, power & lighting, airing cupboard.

#### Bedroom One:

13'10" x 11'9" (4.24m x 3.59m)

UPVC double glazed window to front aspect, radiator, built in wardrobe, power & lighting.

#### Bedroom Two:

13'0" x 9'0" (3.98m x 2.75m)

UPVC double glazed window to front aspect, radiator, power & lighting, built in wardrobe.

#### Bedroom Three:

12'2" x 11'7" (3.71m x 3.55m)

With far reaching views over Coleford town centre and woodland, UPVC double glazed window to rear aspect, radiator, power & lighting.

#### Bedroom Four:

10'5" x 8'10" (3.18m x 2.70m)

With far reaching views over Coleford town centre



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

**Bathroom:**

7'0" x 5'4" (2.15m x 1.65m)

UPVC double glazed frosted window, radiator, hand wash basin, W.C., panelled bath with shower above, lighting.

**Outside:**

To the front of the property there is ample off road parking for several vehicles leading to the garage, a lawned front garden with mature shrubs & bushes bordering the area.

To the rear there is a large patio area with space for seating, beyond this is a laid to lawn area with two wooden sheds with an enclosed border of hedges and mature shrubs, there is an outside water tap.

**Garage:**

17'4" x 8'7" (5.29m x 2.63m)

Shelving, power & lighting, tap for the front garden.



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Road Map



Hybrid Map



Terrain Map



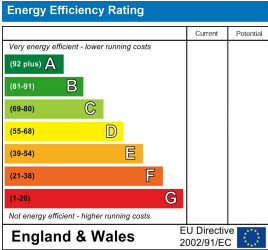
Floor Plan



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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