



- A brand new two bedroom detached bungalow in a village location
- Option to choose floor coverings
- Attractive, light open plan living/dining/kitchen space
- Two double bedrooms and stylish bathroom
- Gated and manageable level plot with plenty of parking
- Excellent location close to all handy amenities



'A brand-new detached bungalow set in a quiet tucked away location within the heart of the village of Coleford and has been finished to an impeccable standard!'

This impressive two-bedroom detached bungalow has been newly constructed by a well regarded, reputable local builder and is set on a lovely level plot close to the services and amenities located in the centre of the village. Upon entering the property there is a hallway providing access to all accommodation and has a handy storage cupboard. Across the rear of the property is a superb open plan lounge/dining room and kitchen with bi-folding doors opening onto the garden and an attractive, modern kitchen complete with a range of integrated appliances. There are two double bedrooms with the main bedroom having access to the 'Jack and Jill' bathroom and the second bedroom is also a double with plenty of fitted storage. The bathroom is a really good size and has access from the hallway and is spacious enough to accommodate both a bath and a separate shower enclosure. The property has been beautifully finished with great attention to detail including oak internal doors throughout and has electric air source heating and double glazing. Offered for sale with no onward chain. Externally, the property is accessed via a single-track lane servicing just a handful of properties and leads to a five-bar gate which encloses the property. The front of the property has been laid to brick paving and offers parking for multiple vehicles. At the rear there is a fully enclosed garden with private patio seating area and the garden extends to both sides of the bungalow.

The bungalow enjoys a tucked away position and yet is situated central to the village, with a cooperative convenience store, doctors' surgery and pharmacy literally on the doorstep! The village primary school and open countryside is a five-minute walk. Bath city centre is 14 miles and Bristol city centre is 20 miles. Frome town centre is approx 8 miles where rail links to London can be taken daily.

**Tenure:** Freehold. **Council Tax Band:** tbc.





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Score	Energy rating	Current	Potential
92+	A	92 A	112 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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