



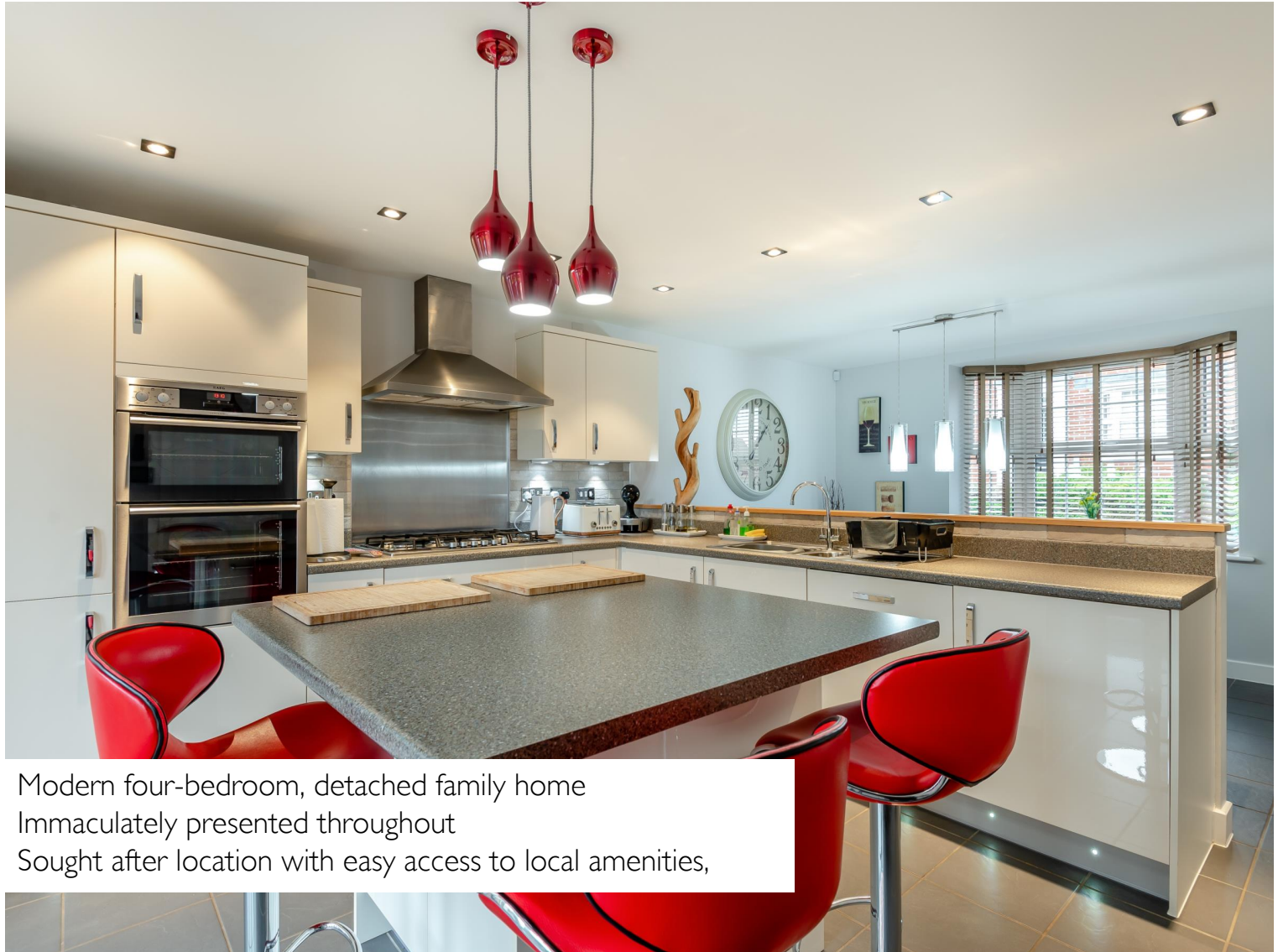
COLEFORD

Guide price **£400,000**



12 BIRCHAM DRIVE

Coleford, Gloucestershire GL16 8EU



Modern four-bedroom, detached family home
Immaculately presented throughout
Sought after location with easy access to local amenities,

Located in the sought-after area of Bircham Drive, Coleford, this home offers easy access to local amenities, schools, and transport links, making it an ideal choice for modern family living. With its spacious layout, contemporary design, and peaceful surroundings, this detached family home truly has it all.



Guide price
£400,000



KEY FEATURES

- Modern detached, family home
- Four good size bedrooms and ensuite
- Immaculately presented throughout
- Three spacious reception rooms
- Sought after location with easy access to local amenities, schools, and transport links
- Driveway with garage



STEP INSIDE



Upon entering the property, you are greeted by a spacious hallway leading to all the downstairs accommodation. The ground floor boasts a generously sized lounge, ideal for relaxing with family and friends with doors out to the garden. A large and open plan kitchen dining room with doors out to the garden.

The kitchen features modern appliances and ample counter space with high quality fitted appliances to include 6 ring AEG gas hob, extractor hood, AEG double oven, stainless steel one and a half bowl sink drainer unit, integrated dishwasher, integrated fridge freezer. The kitchen also has an island with additional storage and breakfast bar. The kitchen is completed with under unit lighting.

Completing the ground floor is a convenient utility room and a WC for added practicality, as well as a study, providing a quiet space for work or study. The study could be used as a fifth bedroom if needed.

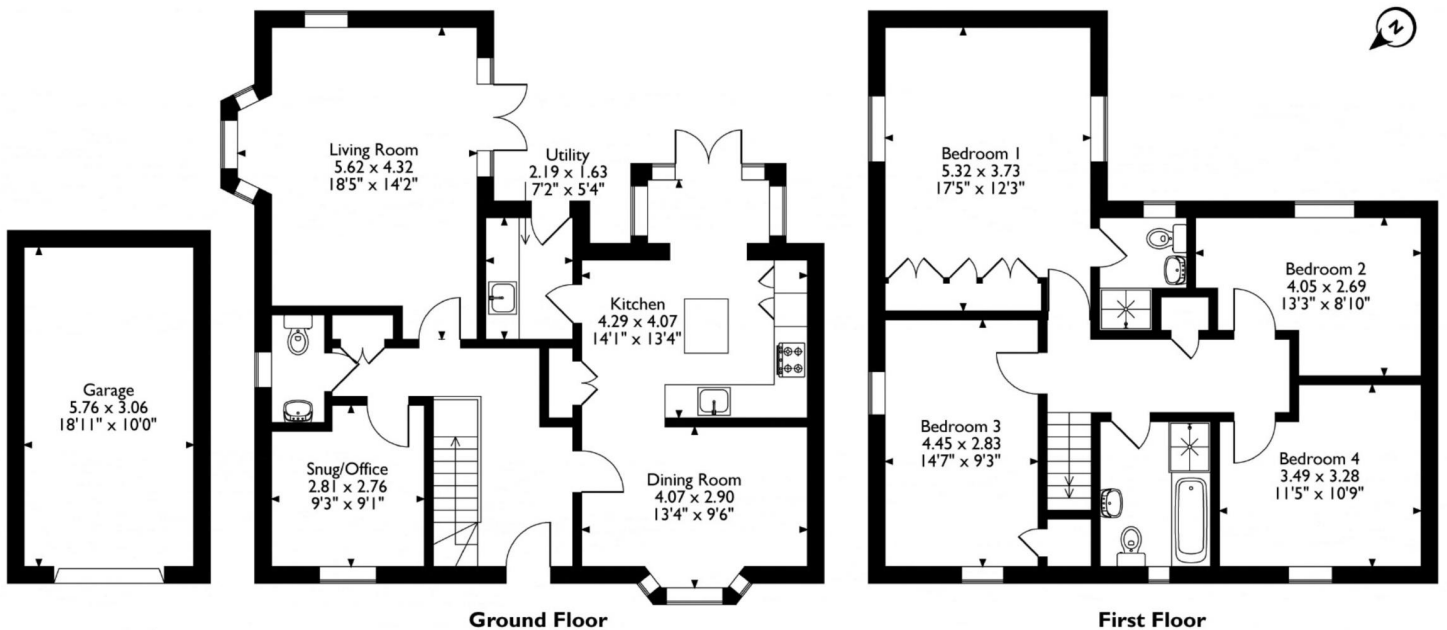
To the first floor you will find four well-proportioned bedrooms, offering plenty of space for the whole family. The principal bedroom benefits from its own ensuite shower room, and fitted wardrobes. A stylish family bathroom serves the remaining bedrooms, ensuring everyone's comfort and convenience with a four-piece moder suite.

Agents Note:

NHBC commencing 30/01/2017

Annual open space charge: £184.38

Approximate Gross Internal Area
Main House = 149 Sq M/1604 Sq Ft
Garage = 18 Sq M/194 Sq Ft
Total = 167 Sq M/1798 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

STEP OUTSIDE



The front of the property has lovely curb appeal with a landscaped front garden with lawned area and mature bushes.

To the side of the property, you will find a driveway with ample parking for multiple vehicles leading to the garage and gated access into the rear garden.

The rear garden is a generous size with a lawned area and a large patio area that can be accessed of double doors from both the lounge and kitchen.

A decked area has been created so the sun can be enjoyed at different points throughout the day. This garden is perfect for entertaining with family and friends.

INFORMATION

Postcode: GL16 8EU

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B



DIRECTIONS

From the Clock Tower in Coleford town centre head down St. John Street then turn left at the end of the road onto the B4228 (Staunton Road) take the fourth left onto Blakes Way follow the road until you see Bircham Drive on your right hand side where you will then find the property at the end of the road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	84	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



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