



**FREEHOLD**

**£425,000**



**32 INWOOD DRIVE, COLEFORD, GLOUCESTERSHIRE, GL16 8EZ**

- FOUR BEDROOMS
- GAS CENTRAL HEATING
- UTILITY ROOM
- GOOD SIZED GARDEN BACKING ONTO COUNTRYSIDE
- BATHROOM & EN-SUITE
- LARGE KITCHEN/LIVING AREA & LOUNGE
- GEORGIAN STYLE WINDOWS
- DOWNSTAIRS W.C.
- GARAGE & OFF ROAD PARKING

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## 32 INWOOD DRIVE, COLEFORD, GLOUCESTERSHIRE, GL16 8EZ

### KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS IMMACULATELY PRESENTED AND STYLISH FOUR BEDROOMED DETACHED HOME ON THIS AWARD WINNING DEVELOPMENT ON THE OUTSKIRTS OF COLEFORD.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye Valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: cinema, post office, banks, library, shops, 2 supermarkets, pubs and restaurants. Primary and secondary schooling with further education, leisure centre (at the college campus) and two separate golf courses.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Front door to -

**Hall:** Radiator, oak flooring.

**Downstairs W.C.:** 2 piece suite, radiator, built-in cupboard, tiled splash-backs.

**Study:** 9' 3" x 7' 8" (2.82m x 2.34m), Radiator, window to front.



**Lounge:** 17' 8" x 12' 0" (5.38m x 3.65m), Bay window to front, two radiators,

**Kitchen:** 20' 0" x 14' 0" (narrowing to 11' 3") (6.09m x 4.26m), Fitted at wall and base level, double oven, six ring gas hob with extractor over, dishwasher, fridge/freezer, radiators, oak flooring downlighters, oriel area, French doors to garden.

**Utility Room:** 8' 3" x 5' 0" (2.51m x 1.52m), Radiator, door to rear, plumbing for washing machine, sink unit, extractor, gas boiler for central heating and domestic hot water.

**Landing:** Window to side, radiator, airing cupboard, loft access.





**Bedroom One: 12' 10" x 12' 0" (3.91m x 3.65m),**  
Built-in wardrobes, window to front, radiator.

**En-suite:** W.C., sink unit, towel rail radiator,  
double shower cubicle, tiling to walls,  
extractor.

**Bedroom Two: 12' 9" x 10' 3" (3.88m x 3.12m),**  
Built-in wardrobes, radiator, two windows to  
rear with views.

**Bedroom Three: 13' 6" x 9' 5" (4.11m x 2.87m),**  
Two windows to front, radiator.

**Bedroom Four: 10' 6" x 7' 6" (3.20m x 2.28m),**  
Storage recess, radiator, window to rear with  
views.

**Bathroom: 9' 0" x 7' 5" (2.74m x 2.26m),**  
Panelled bath, sink unit, W.C., shower cubicle,  
towel rail radiator, tiled splash-backs, window  
to rear, extractor.

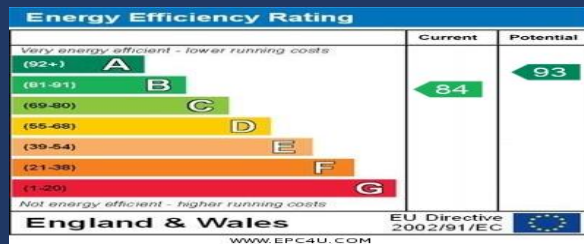
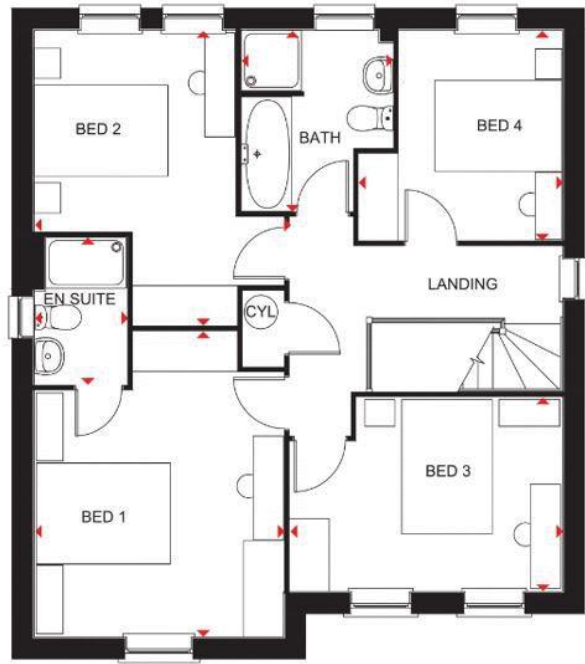
**Garden:** There is a grassed front garden with  
herbaceous borders, path to front door and  
driveway to garage. The rear has a garden  
shed, decked area, lawn, herbaceous  
borders, patio area, hot-tub.

**Services:** All main services connected to the  
property. The heating system and services  
where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**



**PASSIONATE**  
ABOUT  
*Property*  
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