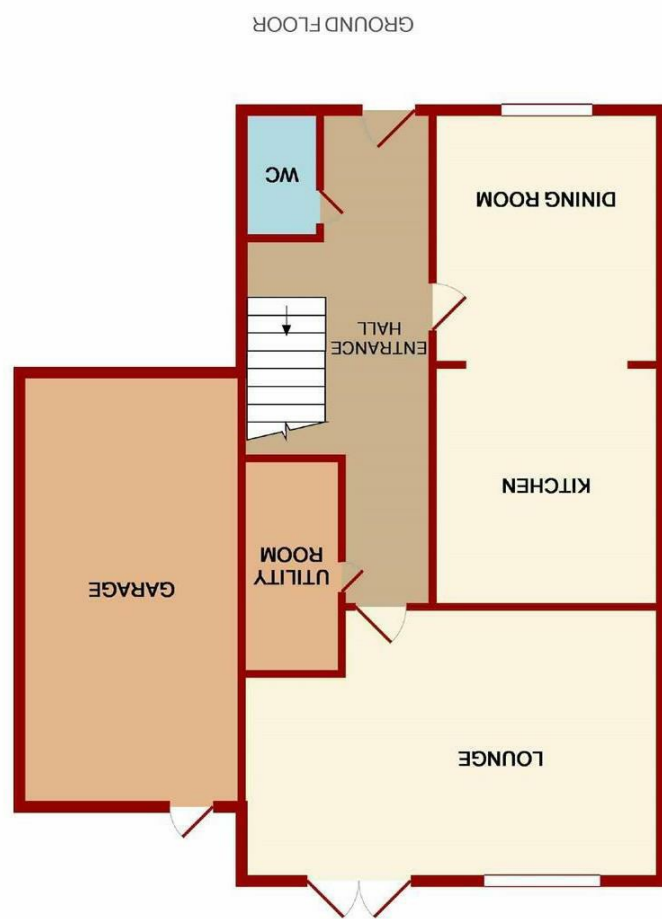
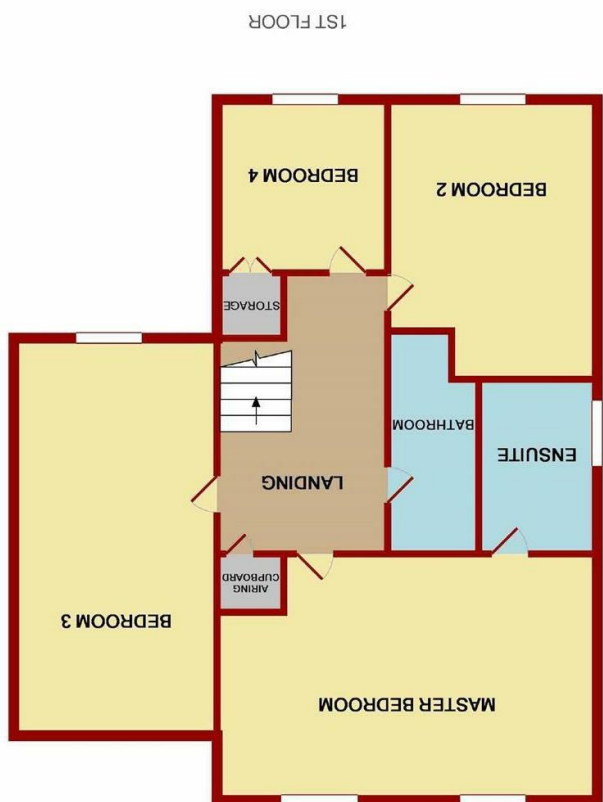
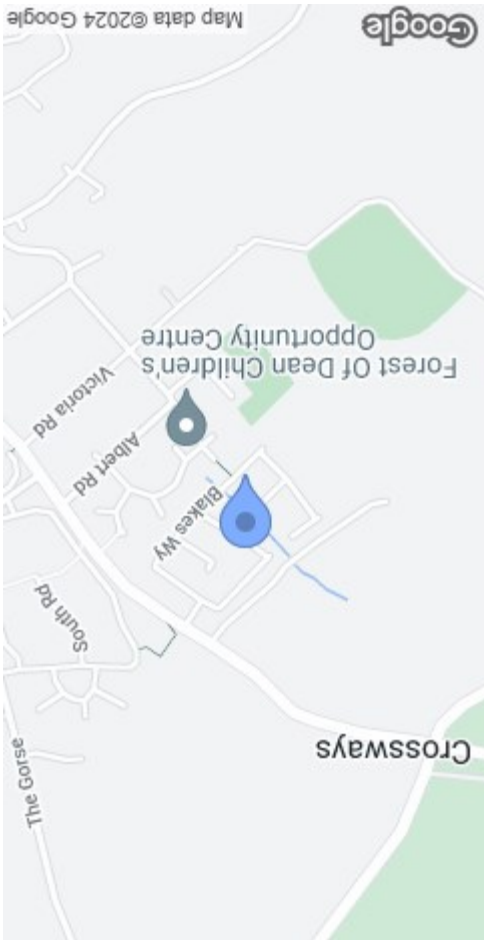




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A 92+ B 81-91 C 69-80 D 55-68 E 39-54 F 21-38 G 1-20	 A 100-110 B 111-120 C 121-130 D 131-140 E 141-150 F 151-160 G 161-170



28 Blakes Way
 Coleford GL16 8EX

Offers Over £350,000

SUPERBLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME HAVING DOUBLE GLAZING, GAS CENTRAL HEATING, OFF ROAD PARKING, ATTACHED GARAGE AND ENCLOSED REAR GARDEN.

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.



ENTRANCE HALL

Accessed via a canopy style entrance porch, stairs to the first floor, ceiling lights, power points, telephone point, single radiator, tiled flooring, Upvc Georgian bar double glazed window to the side aspect, various doors lead off, door to:

CLOAKROOM

5'9 x 2'11 (1.75m x 0.89m)

White suite with closed coupled W.C., pedestal wash hand basin with Monobloc mixer tap over with tiled splash back, single radiator, ceiling light, tiled flooring, Upvc obscure Georgian bar double glazed window.

KITCHEN/DINING ROOM

19'5 x 10'5 (5.92m x 3.18m)

Single bowl single drainer stainless sink unit with Monobloc mixer tap over, rolled edged woodblock effect worktop with upstands, power points, six ring brushed stainless steel gas hob with extractor hood over, built in double oven, range of base and wall mounted white high gloss cupboards, integrated fridge and freezer, integrated dishwasher, gas fired central heating and domestic hot water boiler, tiled flooring. The dining area comprises of ceiling light, power points, double radiator, tiled flooring, bow window to the front aspect with Upvc double glazed Georgian bar window inset.

LOUNGE

17'7 x 11'7 (5.36m x 3.53m)

Two ceiling lights, two single radiators, power points, TV point, telephone point, Upvc Georgian bar double glazed window overlooking the rear garden, double glazed French doors with glazed panel windows to either side to the rear aspect opening out on to the rear garden.

UTILITY ROOM

7'1 x 4'2 (2.16m x 1.27m)

Rolled edged woodblock effect worktops with upstands, power points, plumbing for automatic washing machine, tiled floorings, single radiator, ceiling light, extractor fan, electric box, door to:

GARAGE

18'2 x 9'4 (5.54m x 2.84m)

Single up and over door, obscure glazed panel personal door to the rear with power and lighting.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to roof space, mains wired smoke alarm, ceiling light, power points, single radiator, door to the airing cupboard housing the pressurised cylinder, various doors lead off, door to:

MASTER BEDROOM

15'7 x 10'2 (4.75m x 3.10m)

Two ceiling lights, range of built in wardrobes with hanging rail and shelving space, power points, TV point, single radiator, central heating thermostat timer controls, two Upvc Georgian bar double glazed window to the rear aspect overlooking the garden, door to:

EN-SUITE

7'5 x 4'7 (2.26m x 1.40m)

White suite with closed coupled W.C., double shower cubicle with power shower fitted and fully tiled enclosure, pedestal wash hand basin with Monobloc mixer tap over, heated towel radiator, extractor fan, shaver point, Upvc Georgian obscure double glazed panel window to the side aspect.

BEDROOM 2

11'5 x 9'9 (3.48m x 2.97m)

Ceiling light, power points, single radiator, Upvc Georgian bar double glazed window to the front aspect.

BEDROOM 3

18'0 x 9'1 (5.49m x 2.77m)

Ceiling light, two single radiators, power points, Velux style roof light to the rear aspect, Upvc Georgian bar double glazed window to the front aspect.

BEDROOM 4

8'3 x 7'7 (2.51m x 2.31m)

Ceiling light, built in double wardrobe, single radiator, power points, Upvc Georgian bar double glazed window to the front aspect with views towards roof tops, fields and countryside in the distance.

BATHROOM

9'4 x 5'7 (2.84m x 1.70m)

White suite with modern side panel bath with mixer tap over, tiled surrounds, pedestal wash hand basin, closed coupled W.C., double shower cubicle with power shower fitted, large heated towel radiator, extractor fan.

OUTSIDE

To the front of the property is a tarmac driveway suitable for the parking of one vehicle this in turn then gives access to the garage, outside lighting, paved pathway, gravelled areas, raised planters with small hedging, shrubs and bushes. A gated access to the side of the property leads to the rear garden.

The rear garden has a lawn and patio area, outside tap, enclosed by a mixture of walling and fencing surround.

SERVICES

Mains water, drainage, electric and gas.

WATER RATES

TBC

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Coleford office proceed to the traffic lights turning left onto Staunton Road. Continue along and turn left into Blakes Way proceed around to the left hand side and around to the right. Continue along where the property can be found on the right hand side.

PROPERTY SURVEY

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)