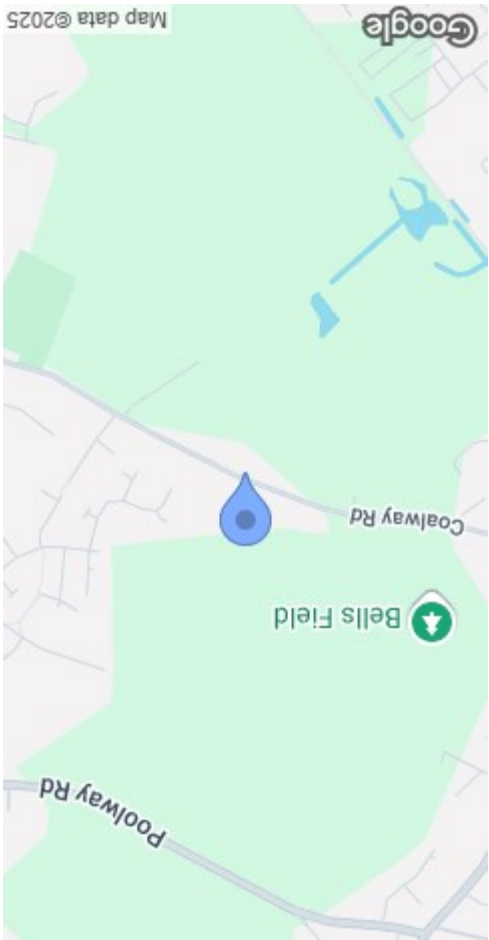
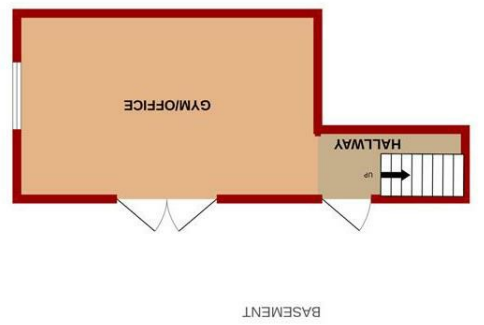


[illegible]

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



£395,000

Beautifully presented and striking three-bedroom detached bungalow, featuring breath-taking rear views overlooking Bells Golf Course. This exceptional property includes a versatile home office/gym, spacious rooms throughout, and the potential for expansion with relevant planning permissions to create a more substantial lounge area (planning ref number. P0730/19/FUL). With a generous off-road parking area and being offered with no onward chain.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public Houses, Park with Recreation Ground and a Football Club.

The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Property is accessed via partly glazed upvc door into:

ENTRANCE HALLWAY

Power points, radiator, door giving access into:

BEDROOM ONE

10'11 x 10'01 (3.33m x 3.07m)

Rear aspect double glazed upvc window, radiator, power points, tv point.

From the Entrance Hallway, door giving access into:

BEDROOM TWO

10'11 x 10'06 (3.33m x 3.20m)

Side aspect double glazed upvc window, radiator, power points, tv point.

From the Entrance Hallway, door giving access into:

BEDROOM THREE

10'09 x 6'06 (3.28m x 1.98m)

Front and side aspect double glazed upvc window, radiator, power points.

From the Entrance Hallway, door giving access into:

LOUNGE

12'00 x 18'02 (3.66m x 5.54m)

Front and side aspect double glazed upvc windows, radiator, power points, inset ceiling spotlights.

From the Entrance Hallway, door giving access into:

BATHROOM

6'02 x 5'04 (1.88m x 1.63m)

Rear aspect double glazed upvc frosted window, close coupled wc, sink with tap over, panelled bath with bath taps over and a shower attachment above, fully tiled, extractor fan.

From the Entrance Hallway, door giving access into:

KITCHEN

11'10 x 10'00 (3.61m x 3.05m)

Rear aspect double glazed upvc window giving beautiful rear aspect views, a range of wall, drawer and base mounted units, built in oven, built in hob with

extractor fan, space for washing machine, space for under counter fridge/ freezer, space for fridge freezer, inset ceiling spotlights, breakfast bar, fuse box, one and a half bowl single drainer unit with mixer tap over. Side aspect double glazed upvc door which gives access out to:

GARAGE/ LIVING SPACE

11'07 x 18'11 (3.53m x 5.77m)

Front aspect double glazed upvc door (garage door is still available and could be re-exposed as a garage again as it's currently being used as a living space), two side aspect and one rear aspect double glazed upvc windows, stainless steel drainer sink unit with mixer tap over, power points, cupboard, side aspect frosted door which gives access out to a walled balcony which has potential to extend as gives stunning views over Bells Golf Course.

From the garage space, stairs which lead down to:

GYM/ OFFICE

19'08 x 12'02 (5.99m x 3.71m)

Rear aspect double glazed upvc patio doors which give access out to the garden, side aspect double glazed upvc window, power points, front aspect double glazed upvc frosted door which gives access out to the garden.

OUTSIDE

To the front of the property there is a large driveway which has parking for several vehicles, side access down both sides of the property.

REAR GARDEN

Large laid to lawn area with stunning rear aspect views over the golf course, raised patio area, fully gated and surrounded by fencing and hedging.

SERVICES

Mains Water. Electricity, Drainage, Gas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - rates to be advised.

LOCAL AUTHORITY

Council Tax Band: C
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 our Coleford Office turn right at the traffic lights signposted Lydney/Chepstow. Proceed along for a short distance turning left into Lords Hill then continue, the property can be found on the right hand side via a For Sale Board.

PROPERTY SURVEYS

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

