



**9 Primrose Drive**  
**Milkwall, Coleford GL16 7PU**

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## 9 Primrose Drive

£415,000

### Milkwall, Coleford GL16 7PU

**A spacious four-bedroom detached property located in a desirable estate. This beautiful home features an expansive downstairs layout, including a generous lounge and dining room, complemented by a stunning sunroom that opens into a charming south-east facing garden. The property boasts four well-proportioned bedrooms, with the master suite benefiting from an en-suite bathroom. Additional highlights include an integral garage and off-road parking for your convenience.**

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The village of Milkwall is approximately 1 mile away from the market town of Coleford and offers local amenities to include a Post Office with convenience store, Public House and 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 a partly glazed door into:

### ENTRANCE HALLWAY

Stairs to first floor landing, large under stairs cupboard space, radiator, power points, alarm system, door giving access into:

### CLOAKROOM

**3'01 x 6'05 (0.94m x 1.96m)**

Front aspect upvc double glazed frosted window, close coupled w.c, heated towel rail, sink with tap over, fuse box.

From the entrance hallway, door giving access into:

### LOUNGE

**19'10 x 12'02 (6.05m x 3.71m)**

Front aspect upvc double glazed bay fronted window, radiator, power points, TV point, feature wood burner, double doors which give access into dining room.

From the entrance hallway, door giving access into:

### KITCHEN/ DINER

**18'04 x 13'01 (5.59m x 3.99m)**

Rear aspect upvc double glazed window, rear aspect sliding door which gives access out to the patio area, a range of wall, drawer and base mounted units, built in oven (three months old), space for dish washer, four gas ring hob, extractor fan, power points, one and half bowl stainless steel drainer unit with mixer tap over, separate worktop space which has got space for a fridge/ freezer within, power points, radiator, door leading into the utility room and a door giving access into:

### DINING ROOM

**11'08 x 10'00 (3.56m x 3.05m)**

Radiator, power points, rear aspect sliding door which gives access out to:







## SUN ROOM

**10'11 x 12'04 (3.33m x 3.76m)**

Side and rear aspect upvc double glazed windows, side aspect patio door which gives access out to the garden, radiator, power points, blue light tinted roof.

From the kitchen, door giving access into:

## UTILITY ROOM

**9'04 x 5'10 (2.84m x 1.78m)**

Side aspect upvc partly glazed frosted door which gives access out to the side, range of wall, drawer and base mounted units, stainless steel drainer unit with mixer tap over, space for washing machine, Worcester combination boiler (installed 2021), radiator, power points, door giving access out to:

## GARAGE

**9'03 x 16'10 (2.82m x 5.13m)**

Accessed via manual up and over door, power and lighting, space above.

From the entrance hallway, stairs giving access to first floor landing.

## FIRST FLOOR LANDING

Side aspect upvc double glazed window, loft access space, radiator, power points, door giving access into all bedrooms and bathroom.

## BEDROOM ONE

**14'09 x 11'10 (4.50m x 3.61m)**

Front aspect upvc double glazed bay fronted window, radiator, power points, built in wardrobes accessed via sliding doors, door giving access into:

## EN-SUITE

**7'02 x 5'01 (2.18m x 1.55m)**

Side aspect upvc double glazed frosted window, walk in shower with mains shower overhead, vanity wash hand basin unit with tap over, close coupled w.c.

## BEDROOM TWO

**10'09 x 9'02 (3.28m x 2.79m)**

Rear aspect upvc double glazed window, radiator, power points, built in wardrobes with sliding doors.





### BEDROOM THREE

10'03 x 10'02 (3.12m x 3.10m)

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

### BEDROOM FOUR

7'06 x 11'08 (2.29m x 3.56m)

Front aspect upvc double glazed window, radiator, power points, over the stairs wardrobe space.

### BATHROOM

6'04 x 7'04 (1.93m x 2.24m)

Side aspect upvc double glazed frosted window, panelled bath with bath taps over and shower attachment above, close coupled w.c, sink with tap over, heated towel rail.

### OUTSIDE

To the front of the property there is parking for several cars.

Side gated access leading to the rear garden where there is a large patio area, laid to lawn area, outside power, all surrounded by fencing and hedging.

### SERVICES

Mains gas, water, electric & drainage.

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







## TENURE

Freehold.

## VIEWINGS

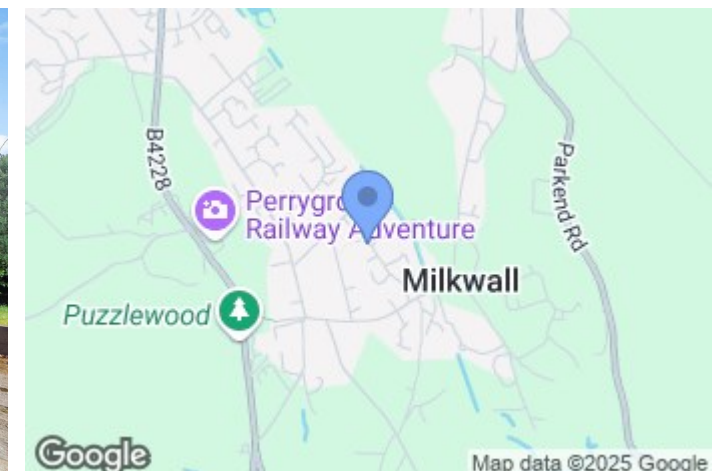
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From Coleford town centre proceed to the traffic lights and turn right signposted Lydney/ Chepstow, after a short distance turn left into Lords Hill, continue up to the top of the hill and turn right at the crossroads. Follow the road down into Palmers Flat, continue on to the bottom of the hill, turn right into Primrose Drive and continue along, turning left opposite the park, the property can be found on the left hand side.

## PROPERTY SURVEYS

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

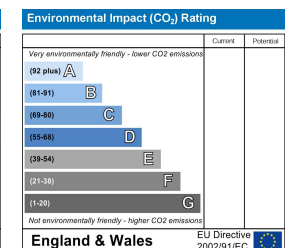
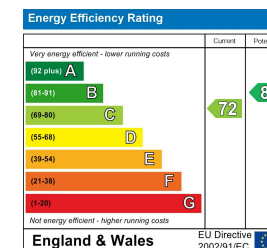




Measurements are approximate. Not to scale. Illustrative purposes only.  
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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance 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.







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