



**1 Poolway Rise**  
**Coleford GL16 8DG**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# 1 Poolway Rise

## Coleford GL16 8DG

Offers In Excess Of £425,000

A BEAUTIFULLY PRESENTED FOUR-BEDROOM HOME, this SPACIOUS property is ideal for families, showcasing VERSATILE MULTI-LEVEL LIVING.

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On the first floor, you'll find a well rounded kitchen that opens to a bright dining room, leading to a large, inviting lounge with a balcony that offers lovely views towards Coleford Town Centre. Additionally, the third bedroom on this level can be utilized as a study or playroom.

The top floor features two double bedrooms and a modern family bathroom. Set on a generous corner plot, the property boasts a beautifully landscaped garden that surrounds the home comprising of both lush lawn and paved seating areas.

This property also includes a garage and a driveway, providing ample parking space for multiple vehicles.





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, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.

Property is accessed via a composite upvc door into:

### **ENTRANCE HALLWAY**

Radiator, power points, door into utility room, front aspect upvc double glazed frosted window. Door leading into:

### **SHOWER ROOM**

**3'11 x 11'06 (1.19m x 3.51m)**

Tiled flooring, walk in shower with rainfall shower ahead and a mains shower attachment, sink, close coupled wc, shaving point, radiator, side aspect upvc double glazed frosted window,

From the entrance hallway, door giving access into:

### **UTILITY ROOM**

**3'08 x 8'04 (1.12m x 2.54m)**

Power points, space for washing machine, space for fridge/ freezer, shelving options, power points.

From the entrance hallway, door giving access into:

### **INNER HALLWAY**

Radiator, internet point, front aspect upvc double glazed window. Door leading into:

### **BEDROOM FOUR**

**10'01 x 11'07 (3.07m x 3.53m)**

Radiator, power points, front aspect upvc double glazed window.

From the inner hallway, steps leading into:







## DINING ROOM

19'00 x 10'04 (5.79m x 3.15m)

Radiator, power points, gas fireplace, steps leading up to the lounge, side aspect upvc double glazed window, rear aspect upvc double glazed sliding door which gives access out to the patio garden area. Door giving access into:

## KITCHEN

10'06 x 10'03 (3.20m x 3.12m)

Range of wall, drawer and base mounted units, built in oven, four ring gas hob with extractor fan above, built in fridge/ freezer, built in dish washer, stainless steel drainer unit with mixer tap over, under cabinet lighting underneath, inset ceiling spotlights, side aspect upvc double glazed window.

From the dining room, stairs leading up to:

## LOUNGE

19'05 x 11'07 (5.92m x 3.53m)

Radiator, power points, tv point, gas fire place, inset ceiling spotlights, stairs leading up to landing space, front aspect upvc double glazed windows, front aspect sliding door giving access out to balcony area. Door giving access into:

## BEDROOM THREE

10'02 x 11'08 (3.10m x 3.56m)

Radiator, power points, front aspect upvc double glazed window.

From the lounge, stairs giving access up to:

## LANDING

Large over the stairs cupboard space which has shelving and hanging options within. Door giving access into:

## BEDROOM TWO

10'04 x 10'08 (3.15m x 3.25m)

Radiator, power points, large wardrobe space which is accessed via sliding doors, rear aspect upvc double glazed window.

From the landing, door giving access into:

## BATHROOM

5'05 x 7'06 (1.65m x 2.29m)

Modern panelled bath with bath taps over and shower attachment above, close coupled wc, sink with tap over, heated towel rail, tiled flooring, two side aspect upvc double glazed frosted windows.

From the landing, door giving access into:



## BEDROOM ONE

12'11 x 10'06 (3.94m x 3.20m)

Radiator, power points, built in wardrobe accessed via sliding doors, loft access space, rear aspect upvc double glazed window.

## GARAGE

9'02 x 18'10 (2.79m x 5.74m)

Accessed via manual up and over door, side aspect window, power and lighting.

## OUTSIDE

At the front of the property, there is ample off-road parking for multiple vehicles, along with a covered carport. Steps lead up to the front door, and there is convenient side access to the rear garden.

The rear garden is beautifully landscaped and arranged across multiple levels. Directly from the dining room, a patio area extends into a pathway that leads to a raised patio—an ideal space for entertaining and enjoying the sun. From here, steps ascend to a generously sized, well-maintained lawn, all enclosed by mature hedging for added privacy.

The balcony, featuring durable composite decking, can be accessed from both the garden and the lounge. This elevated space offers scenic views towards Gloucester Road.

## SERVICES

Mains Water, Drainage, Electricity, Gas Heating.

## 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

## 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 our Coleford office proceed to traffic lights and go straight over onto Gloucester Road. Continue up the hill taking a left into Poolway Place, continue to the bottom of the road turning right onto Poolway Rise where the property can be found on your left hand side via our '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)

## AWAITING VENDOR APPROVAL

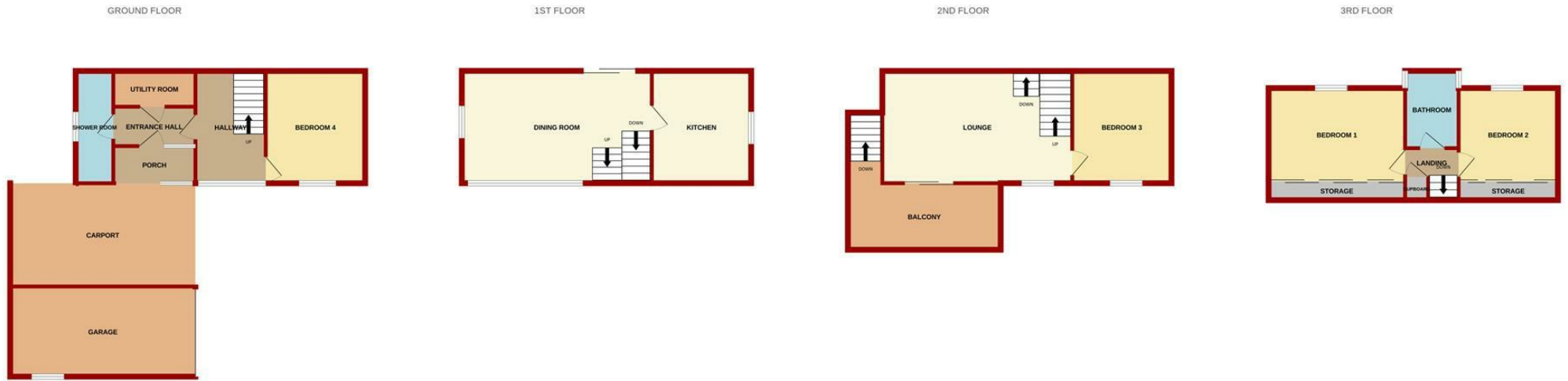
These details are yet to be approved by the vendor. Please contact the office for verified details.

## VIEWING

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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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-64) <b>D</b>				(55-64) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	







1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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