



Laburnum Cottage Parkend Walk
Coalway, Coleford GL16 7JR



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £325,000

Deceptively SPACIOUS and full of CHARACTER, this SEMI-DETACHED COTTAGE offers BRIGHT, AIRY living in a PEACEFUL VILLAGE setting. Highlights include a stunning L-SHAPED KITCHEN/DINER flooded with light from VELUX WINDOWS, a generous LOUNGE with LOG BURNER and PATIO DOORS to the FRONT GARDEN, plus a GROUND FLOOR BATHROOM and handy UTILITY/BOOT ROOM. Upstairs features THREE BEDROOMS and a MODERN SHOWER ROOM. Set on a QUIET LANE with WOODLAND VIEWS and WALKS ON THE DOORSTEP.

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, two Pre-school Nurseries, Shops, Chapel, Public House, Post Office, 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.



Accessed via a stable door:

KITCHEN/DINER

11'04 x 22'01 (3.45m x 6.73m)

L-Shaped kitchen diner comprising of a range of base, wall and drawer mounted units. Integrated appliances include double ovens, four ring electric hob with cooker hood above, fridge, freezer, dishwasher, one and a half bowl, single drainer stainless steel sink with mixer tap above, under cabinet lighting, wood effect worktops, wood effect flooring, inset ceiling spotlights, rear aspect windows and roof lights.

LOUNGE

20'07 x 10'11 (6.27m x 3.33m)

A bright room with a stunning feature fireplace with inset log burner, front aspect window and double doors to the front garden, built in storage cupboard.

BATHROOM

7'06 x 6'04 (2.29m x 1.93m)

Suite comprising of bath, w.c and pedestal wash hand basin, storage cupboard, side aspect window.

UTILITY ROOM/BOOT ROOM

10'11 x 5'03 (3.33m x 1.60m)

Space and plumbing for a washing machine, storage cupboard housing oil fired boiler, rear aspect window and door to the garden.

HALLWAY

Stairs leading to the first floor with an understairs storage cupboard.

BEDROOM 1

11'00 x 12'08 (3.35m x 3.86m)

Rear aspect window looking out over the garden.

BEDROOM 2

10'11 x 9'04 (3.33m x 2.84m)

Front aspect window looking out towards the woods.





BEDROOM 3

9'10 x 8'03 (3.00m x 2.51m)

Front aspect window looking out towards the woods.

SHOWER ROOM

4'09 x 4'10 (1.45m x 1.47m)

Suite comprising corner shower cubicle, w.c and wash hand basin.

OUTSIDE

At the front of the property, gates open onto a private driveway, offering off-road parking. The front garden is a real delight, beautifully arranged in a charming cottage style that adds to the home's kerb appeal. Adjacent to this, a separate area currently hosts well-maintained vegetable beds. From here, you can enjoy a lovely open aspect with views across to the peaceful woodland just beyond the lane.

To the rear, a gated access leads into a generously sized garden, mainly laid to lawn. A pathway runs up the side to a raised patio area, ideal for outdoor dining or entertaining, and here you'll also find a summer house, shed and greenhouse.

SERVICES

Mains water, mains electric, mains drainage, oil.

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 - not on a water meter.

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 Coleford, turn right at the traffic lights signposted Lydney/Chepstow. Proceed along bearing left onto Lords Hill and continue along passing Bells Golf Course on your right. Continue to the top of the road bearing left onto Parkend Walk and then follow the road to the left where the property can be found on the left hand side opposite the woodland.

PROPERTY SURVEYS

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





GROUND FLOOR



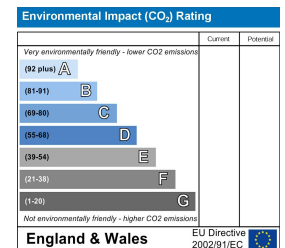
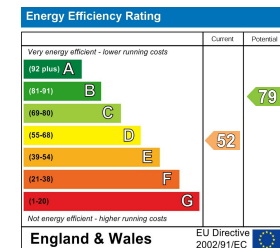
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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