



Kirjath New Road
Coleford GL16 7JA



STEVE GOOCH
ESTATE AGENTS | EST 1985

Kirjath New Road

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£475,000

Well presented three-bedroom detached property, set on a generous garden spanning approximately 0.3 acres. The spacious outdoor area offers ample space for outdoor activities, gardening, or potential future extensions (subject to relevant planning permissions).

Inside, the home features a stylish and welcoming kitchen and dining area—perfect for entertaining family and friends with three generously sized bedrooms, there's plenty of space for family living. The property also benefits from a large off-road parking area with double garage/workshop space.

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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 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 partly glazed upvc frosted door into:

PORCH

Wooden frosted door leading into:

ENTRANCE HALLWAY

Radiator, stairs to first floor landing, large under stairs storage space, door giving access into:

LOUNGE

14'05 x 12'09 (4.39m x 3.89m)

Front aspect double glazed upvc bay fronted window, side aspect double glazed upvc window, radiator, feature fireplace with stone surround, exposed ceiling beams.

From the entrance hallway, double doors giving access into:

KITCHEN/ DINER

19'03 x 13'10 (5.87m x 4.22m)

KITCHEN

Rear aspect double glazed upvc window, wall, drawer and base mounted units, space for dish washer, space for Rangemaster oven, plastic bowl one and a half bowl drainer unit with mixer tap over.

DINING AREA

Side aspect double glazed upvc window, radiator, feature wood burner with brick surround, double patio doors which gives access out to conservatory, door giving access into:

UTILITY ROOM

9'11 x 6'07 (3.02m x 2.01m)

Rear aspect partly frosted double glazed upvc window, rear aspect window, stainless steel drainer unit with taps over, space for washing machine, space for large American style fridge/ freezer, loft access space, door giving access into:

SHOWER ROOM

Walk in shower unit with electric shower over, front aspect double glazed upvc window, close coupled w.c, sink with tap over, heated towel rail, wall heater.





From the kitchen/ diner, door giving access out to:

CONSERVATORY

11'02 x 10'05 (3.40m x 3.18m)

Rear and side aspect double glazed upvc windows, side aspect patio doors which gives access out to large patio area, electric throughout.

From the entrance hallway, stairs leading to first floor landing.

FIRST FLOOR LANDING

Side aspect double glazed upvc window, large airing cupboard space, loft access space, door giving access into all rooms.

BEDROOM ONE

14'00 x 10'11 (4.27m x 3.33m)

Rear and side aspect double glazed upvc windows, radiator, power points.

BEDROOM TWO

11'09 x 10'11 (3.58m x 3.33m)

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

BEDROOM THREE

8'02 x 7'02 (2.49m x 2.18m)

Front aspect double glazed upvc window, radiator, power points, Valliant boiler.

BATHROOM

Side and rear aspect double glazed upvc window, close coupled w.c, sink with tap over, panelled bath with bath taps over, radiator.

OUTSIDE

To the front of the property there is a large off-road parking area and garage/workshop space.

GARAGE/ WORKSHOP

20'00 x 15'01 (6.10m x 4.60m)

Accessed via two large double doors, rear aspect double glazed upvc window, side aspect door which leads out to the garden, power and lighting.

REAR GARDEN

The rear garden features a charming patio area that seamlessly extends to a pathway lined with several outbuildings and a greenhouse on the right-hand side. To the left, a stunning willow tree is beautifully situated amidst a well-maintained lawn. This leads down to the main lawn, which is adorned with several apple trees, small pond and a variety of other trees that provide natural seclusion. The garden is enclosed by hedging and walling, creating a private and picturesque outdoor space.

AGENTS NOTE

The secondary driveway upon the property which the neighbouring property to the rear has vehicle right of access over.

SERVICES

Mains Gas, Electric, Water & 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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

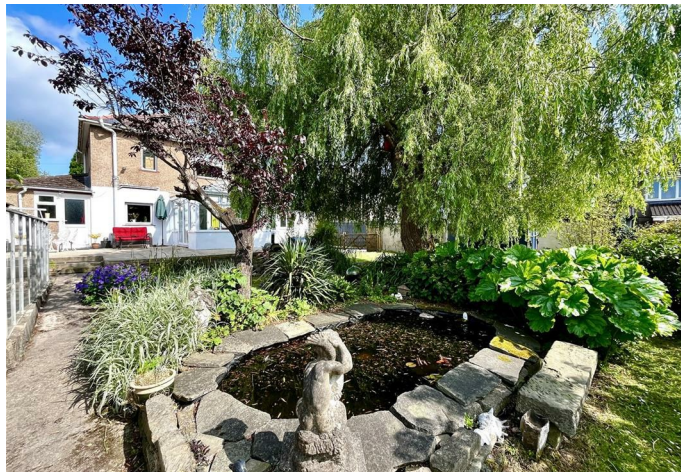
From Coleford town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow. Continue along turning left onto Lords Hill and continue to the crossroads. Turn left by the Eskimarket and proceed along where the property can be located along on the left hand side as indicated via our 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.



GROUND FLOOR



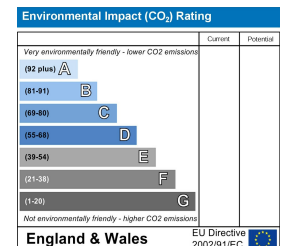
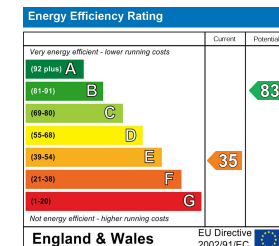
1ST FLOOR



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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