



Glencroft Bromley Road
Ellwood, Coleford GL16 7LZ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£599,950

A BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED HOUSE SITUATED IN THE POPULAR HAMLET OF ELLWOOD. THE PROPERTY IS BENEFITTING FROM A LARGE GARDEN WITH DIRECT ACCESS TO WOODLAND AT THE REAR WITH LARGE LIVING ACCOMMODATION WITH A STUNNING LIVING SPACE OPENING THROUGH TO A SUNROOM AND AN OPEN PLAN KITCHEN/DINING SPACE. TO THE UPSTAIRS THE PROPERTY HAS ENSUITE TO MASTER BEDROOM WITH THREE OTHER GOOD SIZE BEDROOMS. WITH THE FRONT OF THE PROPERTY HAVING PARKING FOR SEVERAL CARS AND A BARN WHICH IS PERFECT FOR STORAGE SPACE. THE HOUSE IS TRULY A STUNNING FAMILY HOME IN A BEAUTIFUL LOCATION.

Ellwood is a peaceful hamlet in the Forest Of Dean. The hamlet has a football club and primary school. Further facilities such as public houses and shops can be found in the nearby villages of Parkend and Milkwall.

The neighbouring 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, Bank, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses.



The property is accessed via a partly glazed upvc door into:

ENTRANCE HALLWAY

Radiator, understairs storage, power points. Door into:

LOUNGE

17'09 x 14'05 (5.41m x 4.39m)

Wood burner, two radiator, power points, TV point, two front aspect upvc double glazed window. Opening giving access into:

SUNROOM

20'10 x 10'02 (6.35m x 3.10m)

Inset ceiling spotlights, power points, radiator, rear aspect double glazed patio doors leading out to the garden, side and rear aspect upvc double glazed windows,

KITCHEN

12'05 x 18'07 (3.78m x 5.66m)

Range of wall, base and drawer mounted units, oven, built in dishwasher, space for fridge freezer, one and a half bowl drainer sink unit, built in extractor fan, inset ceiling spotlights, radiator, power points, side aspect upvc double glazed window. Door into:

UTILITY

8'05 x 5'01 (2.57m x 1.55m)

Space for washing machine, space for tumble dryer, oil fired Worcester boiler, sink with tap over, power points, front aspect upvc double glazed window. Door into:

SHOWER ROOM/W.C

2'09 x 8'10 (0.84m x 2.69m)

Close coupled W.C, walk in shower with Triton electric shower, radiator, extractor fan, inset ceiling spotlights, side aspect upvc double glazed frosted window.

STUDY/PLAYROOM

4'08 x 6'06 (1.42m x 1.98m)

Accessible by double doors from the lounge and from the kitchen.





DINING ROOM

11'09 x 12'05 (3.58m x 3.78m)

Opening from the kitchen: Power points, double radiator, door leading to the sunroom, rear aspect sliding patio doors leading out to the garden.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR LANDING

LANDING

Storage space, power points, wooden Velux window. Door into:

BEDROOM 1

14'09 x 17'09 (4.50m x 5.41m)

Power points, two TV points, radiator, built in wardrobes, rear aspect Velux wooden window, two front aspect upvc double glazed windows. Door into:

EN SUITE

4'06 x 6'10 (1.37m x 2.08m)

Close coupled W.C, wash hand basin, walk in shower unit with electric shower, radiator, rear aspect Velux wooden window.

BEDROOM 2

11'09 x 12'04 (3.58m x 3.76m)

Built in wardrobe, power points, TV point, two wooden Velux sky lights,

BEDROOM 3

9'04 x 11'09 (2.84m x 3.40m)

Built in wardrobe, TV point, power points, front aspect upvc double glazed window,

BEDROOM 4

6'05 x 7'06 (1.96m x 2.29m)

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

BATHROOM

9'00 x 7'06 (2.74m x 2.29m)

Panelled bath with mixer tap over, vanity unit with built in wash hand basin, mirror, heated towel rail, close coupled W.C, extractor fan, side aspect upvc double glazed frosted window.

FRONT GARDEN

To the front of the property you have parking for several vehicles and a shared storage barn with next door. There is a lawned area and slabbed area leading to the front door.

REAR GARDEN

To either sides of the property you have access to the rear which is mostly laid to lawn with a patio area, green house, and summer house, the garden has a fencing surround with gated access leading to the woodland beyond.

SUMMER HOUSE

Wooden built summer house with wood effect flooring, power and lighting.

SERVICES

Mains water, mains electric, mains drainage, oil.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: E
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 office, turn right at the traffic lights signposted Lydney/Chepstow and proceed along for a short distance bearing left onto Lords Hill. Continue up the hill until reaching the crossroads by the Eski Market. Turn right here onto Edenwall Road and continue along for approximately half a mile turning left as onto Ellwood Road. Proceed along until reaching the crossroads and continue straight over into Bromley Road where the property can be found on

PROPERTY SURVEYS

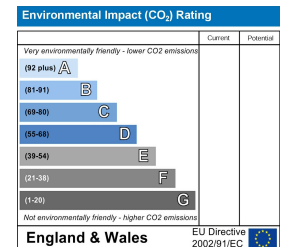
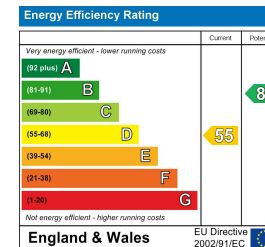
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)





MISREPRESENTATION DISCLAIMER

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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