



Poolway Rise  
Coleford



# 1 Poolway Rise Coleford GL16

- A fabulous family 4 floor detached house in the popular town of Coleford
- 4 double bedrooms • Downstairs WC & Shower • Modern kitchen • Utility space
- Separate dining room with private patio • Spacious lounge with private terrace
- Beautiful private rear garden with large lawn, patio & decked private terrace
- Large Garage & Car port • Driveway for 2+ cars • Quiet cul-de-sac location

## A fabulous detached family home in the popular town of Coleford

**In summary**, a fabulous detached family home, set over 4 floors with 4 double bedrooms, large lounge, spacious kitchen, dining room, utility space, downstairs WC & shower, family bathroom, beautiful private garden with lawned area, patio, decked terrace, garage & car port and private parking for 2+ cars.

The property is situated in the popular town of Coleford in the heart of the Forest of Dean, a short drive from the river Wye, the river Severn and the picturesque towns of Coleford, Ross-On-Wye and Monmouth.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside that England has to offer.

The Forest of Dean is home to stunning walks and cycling, nestled between the river Wye and the river Severn.

**Vendors' comments** "We have truly loved living in this home. It offers a wonderful sense of space and light throughout, with a thoughtfully designed open-plan layout that makes everyday living and entertaining effortless. The flow of the house creates a warm, welcoming atmosphere that immediately feels like home.

One of its most special features is the beautifully secluded garden, which provides a peaceful retreat and a real sense of privacy. It's a rare and tranquil outdoor space, perfect for relaxing, hosting, or simply enjoying a quiet moment surrounded by greenery".

This **fabulous spacious detached family home** has private off road parking for 2+ cars. The property enjoys gas mains central heating in a quiet cul-de-sac location.

The **entrance hall** welcomes you into the house, there is a **WC & shower** to the left with a white suite, small window, floor to ceiling tiled walls, tiled white flooring, a radiator, and shower cubicle with integrated shower.

The **utility space** is very useful. Positioned in the entrance hall and nicely tucked away. There is space and plumbing for a washing machine and tumble drier, and handy for storing the ironing board, Hoover etc.

**Bedroom 1** is located on the ground floor. This double bedroom has carpeted flooring, a large window looking out to the front of the house. There is a large radiator and high ceilings.

There is a lovely space at the bottom of the **staircase** with a storage cupboard under the stairs, carpeted floor, a radiator and a large window attracting lots of natural light. The staircase leads you up to the dining room and kitchen.

The **dining room** is the perfect room for entertaining guests. This lovely room has hardwood flooring, a large window looking out to the side of the house. The large patio doors gives you direct access to a private patio. There is a gas fire with surround and direct

access to the kitchen.

The **kitchen** is directly off the dining room and at the top of the stairs. This spacious kitchen has shaker style units with plenty of worktop space, and is large enough for any appliances and has a large window. There is a radiator and vinyl tiled flooring.

The **staircase** leads you up to the large **lounge** and **bedroom 2**.

The large **lounge** is the ideal space for unwinding. This great room offers lots of natural light with a large window and patio doors giving direct access to the wonderful newly decked private terrace to enjoy the sunshine. The floor is carpeted with two radiators, a gas fire & surround and a lovely mezzanine type feature looking over the dining room.

**Bedroom 2** is positioned off the lounge. This large double bedroom is a wonderful bright room with a large window looking over the front of the house. There is a radiator and carpeted floor which flows from the lounge.

Another **staircase** leads you up to the **two large double bedrooms**, landing and **family bathroom**, **lounge** and **bedroom 2**.

The **landing** at the top of the stairs has a large storage cupboard with carpeted flooring that leads you to the **bedrooms** and **bathroom**.

**Bedroom 3** is a large double bedroom that looks out to the rear gardens with a large window. This spacious room benefits from a large built-in cupboard, has carpeted flooring and a radiator.

The **family bathroom** has tiled flooring, a fitted white modern bathroom suite, floor to ceiling tiled walls, a chrome radiator, storage cupboard under the sink and benefits from two small windows for natural light. This lovely space has a bath with an over the bath shower.

**Bedroom 4** is another large double bedroom that looks out to the rear gardens from a large window. This spacious room benefits from a large built-in cupboard, has carpeted flooring and a radiator.

The **beautiful gardens** have wonderful spaces. There is a large lawned area, shrubs, trees, large patio spaces, and a lovely newly decked terrace.

The **private driveway** is positioned at the front of the house with space for 2 + cars with a **covered carport** and **garage**.

**Building size:** 1,390 approx sq ft (excluding garage)

**Age of build:** 1988.

**Broadband connectivity:** Super Fibre.

**Mobile coverage:** 4G voice & data.

**Services:** Mains water and gas.

**Council Tax:** D.

**Additional:**

Recently replaced windows throughout (2022).

New boiler (2022).

New external decking (Feb 2026).



## LOCATION:

**Perfectly situated in the heart of the Forest of Dean.**

The popular town of Coleford is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including cycling, Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Ross-on-Wye and Monmouth and easy accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.

ROSS ON WYE - 10.2 MILES

MONMOUTH - 7.2 MILES

LYDNEY - 7.0 MILES

GLOUCESTER - 21 MILES

CHELTENHAM - 27.8 MILES

BRISTOL - 30.6 MILES

*All distances are approximate*



































































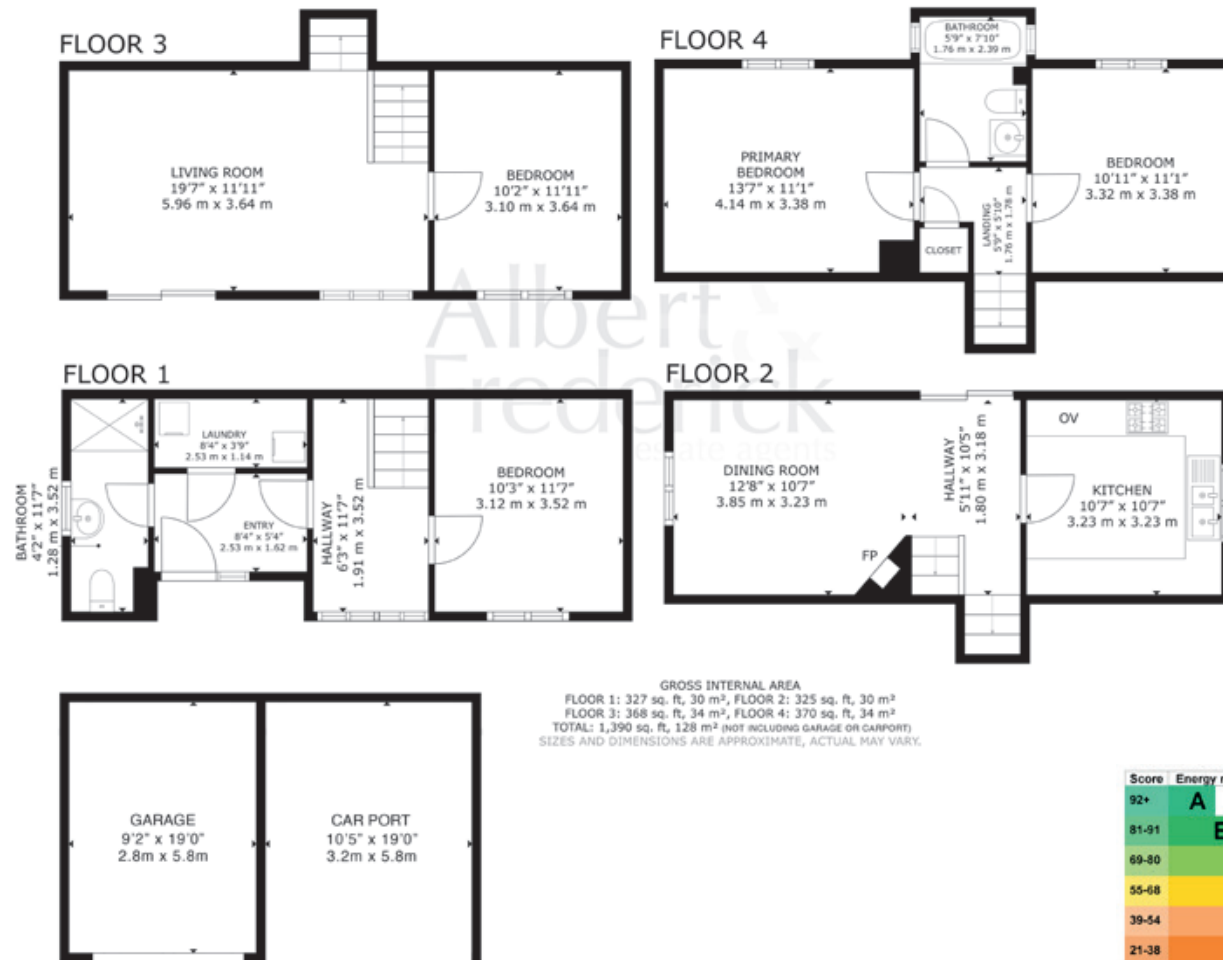




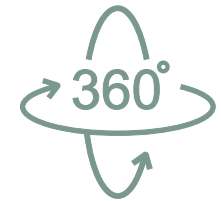




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GROSS INTERNAL AREA  
 FLOOR 1: 327 sq. ft, 30 m<sup>2</sup>, FLOOR 2: 325 sq. ft, 30 m<sup>2</sup>  
 FLOOR 3: 368 sq. ft, 34 m<sup>2</sup>, FLOOR 4: 370 sq. ft, 34 m<sup>2</sup>  
 TOTAL: 1,390 sq. ft, 128 m<sup>2</sup> (NOT INCLUDING GARAGE OR CARPORT)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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1 POOLWAY RISE,  
 COLEFORD GL16 8DG  
**Guide price £399,950**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		67 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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estate agents