



North Road

Broadwell, Coleford, Gloucestershire, GL16 7DR

£275,000



Beautifully presented & thoughtfully restored by the current owner, this charming two bedroom end of terrace home offers deceptively spacious & well appointed accommodation throughout. Offered with no onward chain the property is full of character and warmth and features two generous double bedrooms, an inviting bay-fronted lounge, a separate dining room/snug enhanced by a cosy woodburner, and a stylish modern fitted kitchen. Outside, the home continues to impress with a good-sized rear garden, ideal for relaxing or entertaining, along with the added benefit of a garage and off road parking.

Situated on the outskirts of Coleford, Broadwell is a popular Forest of Dean village which combines a friendly community feel with excellent access to the surrounding woodland and nearby town amenities. With Coleford close at hand for everyday shopping, cafés and services, and the beautiful Forest of Dean on the doorstep for walks and outdoor pursuits, Broadwell is a highly appealing location for those seeking both convenience and a semi-rural lifestyle.



Approached via wooden partially frosted door into:

Entrance Porch:

Entrance porch providing access through to the main living accommodation.

Lounge:

14'2" x 9'1" (4.33m x 2.79m)

Front aspect UPVC double glazed bay window with wooden window sill and window seat, modern white radiator, feature fireplace with surround, herringbone flooring, exposed stone wall, power & lighting, door leading into the dining room/snug.

Dining Room/Snug:

14'8" x 12'11" (4.48m x 3.95m)

Rear & side aspect UPVC double glazed windows, feature woodburner, herringbone flooring, power & lighting, modern upright radiator, stairs leading to the first floor landing, step leading down into the kitchen.

Kitchen:

10'4" x 8'3" (3.16m x 2.52m)

Fitted with a range of wall & base units with

worktops, built-in oven, five ring gas hob with extractor fan over, built-in dishwasher, space & plumbing for washing machine, space for tumble dryer, built-in fridge/freezer, UPVC double glazed doors to rear garden, inset ceiling spotlights, power, underfloor heating.

First Floor Landing:

5'6" x 4'11" (1.69m x 1.50m)

Split level landing providing access to the bathroom & bedrooms.

Bedroom One:

14'8" x 10'11" (4.48m x 3.33m)

Two front aspect UPVC double glazed windows, exposed stone wall, radiator, power & lighting, fitted electric blackout blinds.

Bedroom Two:

13'0" x 8'11" (3.97m x 2.74m)

Side aspect UPVC double glazed window, radiator, power & lighting, loft access.

Bathroom:

10'5" x 8'5" (3.18m x 2.57m)

Dual aspect rear & side UPVC double glazed frosted windows, walk-in shower with electric

shower, roll top bath with mixer tap & shower attachment, wash hand basin with mixer tap, close coupled W.C., heated towel rail.

Outside:

To the front of the property there is a stoned wall with a small courtyard leading to the front door and side access to the rear.

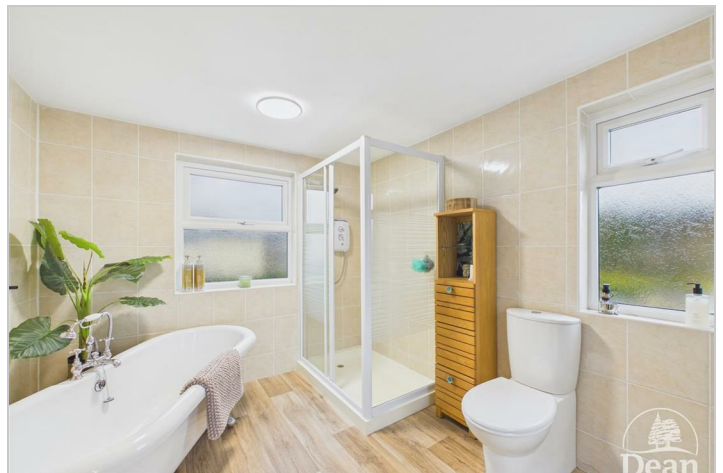
The rear garden offers a pathway running through the centre with laid to lawn areas to either side,

providing a great outdoor space with potential for further landscaping. There is side gate access and a garage to the rear with parking in front.

Garage:

20'2" x 15'8" (6.17m x 4.79m)

Accessed via a manual door and benefitting from power & lighting.



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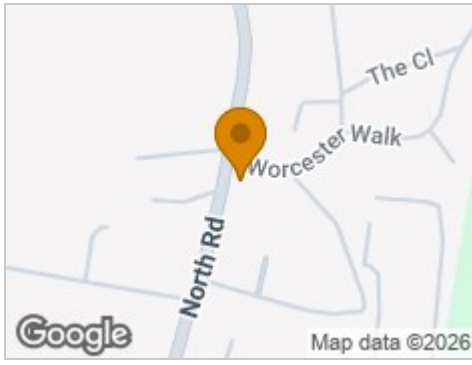
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Road Map



Hybrid Map



Terrain Map



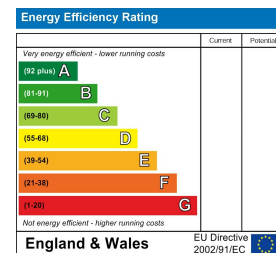
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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