



26 Coombs Road
Coleford GL16 8AY



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£450,000

A SUBSTANTIAL 1,894 SQ FT, FOUR BEDROOM DETACHED FAMILY HOME occupying a GENEROUS ¼ ACRE PLOT in a sought after residential area of Coleford, enjoying ELEVATED VIEWS, EXTENSIVE DRIVEWAY PARKING and DOUBLE GARAGE.

The property offers SPACIOUS AND VERSATILE ACCOMMODATION including THREE RECEPTION AREAS, STUDY, LARGE COVERED OUTDOOR AREA, BALCONY TO THE PRINCIPAL BEDROOM and BEAUTIFULLY PROPORTIONED GARDENS.

All in all, this is a particularly impressive family home offering excellent living space both inside and out, with a layout perfectly suited to modern family living and entertaining.

The 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, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



ENTRANCE HALLWAY

9'11 x 9'09 (3.02m x 2.97m)

Accessed via part glazed wooden entrance door. Wood effect flooring. Radiator. Power points. Stairs rising to the first floor. Doors to kitchen, dining room, study and cloakroom. Door to covered front area.

KITCHEN

12'09 x 12'05 (3.89m x 3.78m)

Fitted with a range of base, wall and drawer mounted units with rolled edge worktops. One and a half bowl single drainer sink unit with mixer tap. Integrated oven with four ring gas hob and extractor hood above. Space for fridge freezer. Radiator. Power points. Appliance points. Part tiled walls. Coving. Rear and side aspect double glazed wooden windows. Door to:

DINING ROOM

13'04 x 11'10 (4.06m x 3.61m)

Radiator. Power points. Feature fireplace housing a dual aspect log burning stove shared with the lounge. Rear aspect double glazed wooden sliding doors leading out to the patio. Opening to:

SNUG

9'11 x 7'09 (3.02m x 2.36m)

Radiator. Power points. Side aspect double glazed wooden sliding doors.

LOUNGE

18'09 x 16'02 (5.72m x 4.93m)

Spacious dual aspect reception room with radiator. Power points. Television point. Feature fireplace with dual aspect log burning stove. Side aspect double glazed wooden windows. Rear aspect double glazed wooden sliding doors leading out to the garden.

STUDY

9'11 x 7'11 (3.02m x 2.41m)

Radiator. Power points. Front and side aspect double glazed wooden windows.

CLOAKROOM

7'06 x 2'10 (2.29m x 0.86m)

Low level WC. Wall mounted wash hand basin with tiled splashback. Front aspect double glazed frosted UPVC window.





CONVERTED FRONT AREA

A particularly useful covered space with solid roof providing sheltered access between the house and garage area, ideal for storage, drying space or outdoor working area.

UTILITY ROOM

6'06 x 9'01 (1.98m x 2.77m)

Base mounted units with worktops. Single bowl single drainer stainless steel sink unit. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted Worcester boiler. Wooden window. Door to covered area. Door to:

FIRST FLOOR LANDING

Galleried landing with radiator. Access to loft space (boarded for storage). Airing cupboard. Side aspect double glazed wooden window. Doors to all bedrooms and bathroom.

BEDROOM ONE

16'00 x 10'03 (4.88m x 3.12m)

Radiator. Power points. Front aspect double glazed wooden window. Rear aspect double glazed sliding doors leading onto balcony.

BALCONY

11'01 x 8'07 (3.38m x 2.62m)

Enjoying elevated views over the gardens and surrounding area.

EN-SUITE

8'11 x 6'09 (2.72m x 2.06m)

Suite comprising WC, pedestal wash hand basin and double shower cubicle with electric shower. Radiator. Part tiled walls. Side aspect double glazed frosted wooden window.

BEDROOM TWO

16'01 x 9'00 (4.90m x 2.74m)

Radiator. Power points. Front and side aspect double glazed wooden windows.

BATHROOM

10'06 x 6'06 (3.20m x 1.98m)

Suite comprising corner bath with electric shower over, WC, bidet and pedestal wash hand basin. Part tiled walls. Side aspect double glazed wooden window.

BEDROOM THREE

12'06 x 8'10 (3.81m x 2.69m)

Radiator. Power points. Television point. Rear aspect double glazed wooden window.



BEDROOM FOUR

12'06 x 6'11 (3.81m x 2.11m)

Radiator. Power points. Television point. Side aspect double glazed wooden window.

DOUBLE GARAGE

19'03 x 16'02 (5.87m x 4.93m)

Up and over garage door to front. Power points. Windows. Loft storage space. Alarmed. Personal door to rear with security gate access.

OUTSIDE

The property is approached via a sweeping driveway providing extensive off road parking for numerous vehicles and access to the double garage. The front garden is mainly laid to lawn with fenced boundaries and a pathway leading to the entrance.

REAR GARDEN

The rear garden is particularly generous and laid mainly to lawn, offering a wonderful open space ideal for families and entertaining. A large patio area adjoins the rear of the house and provides an excellent seating area. The garden enjoys a good degree of privacy and extends to the side of the property, creating a substantial outdoor space with mature planting.

SERVICES

Mains water, electricity, gas and 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: F
Forest of Dean District Council, Council Offices, High Street, Coleford,
Glos. GL16 8HG.

TENURE

Freehold.





VIEWING

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

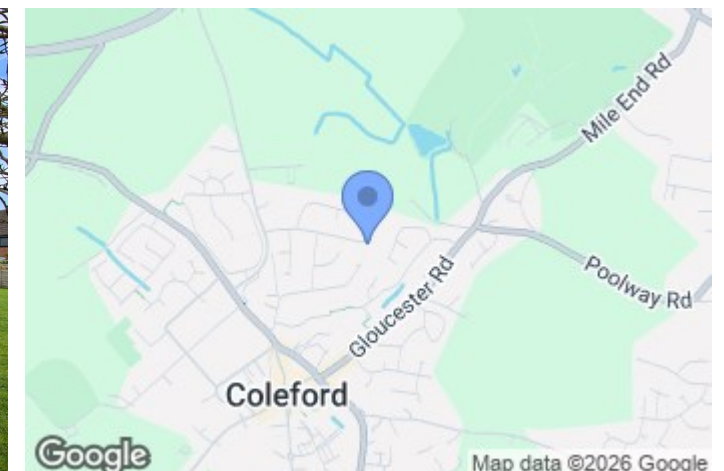
From Coleford town centre proceed to the traffic lights and turn left into Bank Street continue along and take the second turning right signposted Berry Hill, proceed up the hill turning right into Coombs Road, continue along to the bottom of the road where the property can be located on the right hand side via our for sale board.

PROPERTY SURVEYS

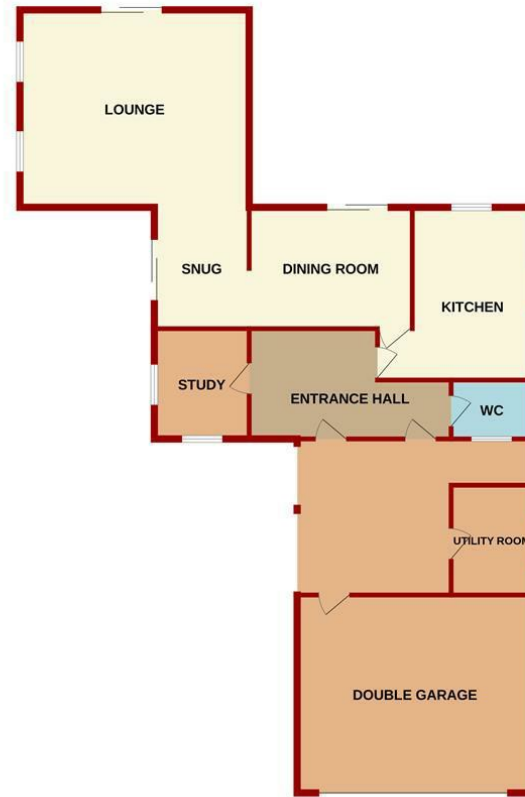
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



GROUND FLOOR



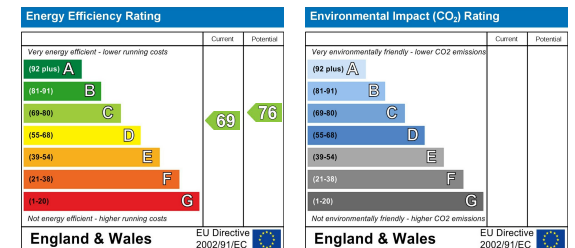
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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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