COLEFORD

Guide price **£335,000**

ARCHER & Co

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To book a viewing call 01600 713030

19 BLAKES WAY

Coleford, Gloucestershire GL16 8EX

Spacious Three Bedroom Detached Family Home
Versatile Living with En-Suite to Master Bedroom
Enclosed Garden, Garage and Off-Road Parking

The historic market town of Coleford is situated in the heart of the Forest of Dean, close to the picturesque Wye Valley. The town offers a wide range of local amenities including shops, supermarkets, a cinema, library, and a selection of pubs and restaurants. There are well-regarded primary and secondary schools, along with further education facilities and a leisure centre. The area also benefits from excellent outdoor pursuits, including woodland walks and nearby golf courses. Coleford is well positioned for commuters, with convenient access to the M50 and M48 motorway networks

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KEY FEATURES

- No onward chain
- Three bedroom detached family home
- Garage and off-road parking for up to 3 cars
- En-suite to principal bedroom
- Spacious and versatile accommodation
- Enclosed rear garden

STEP INSIDE

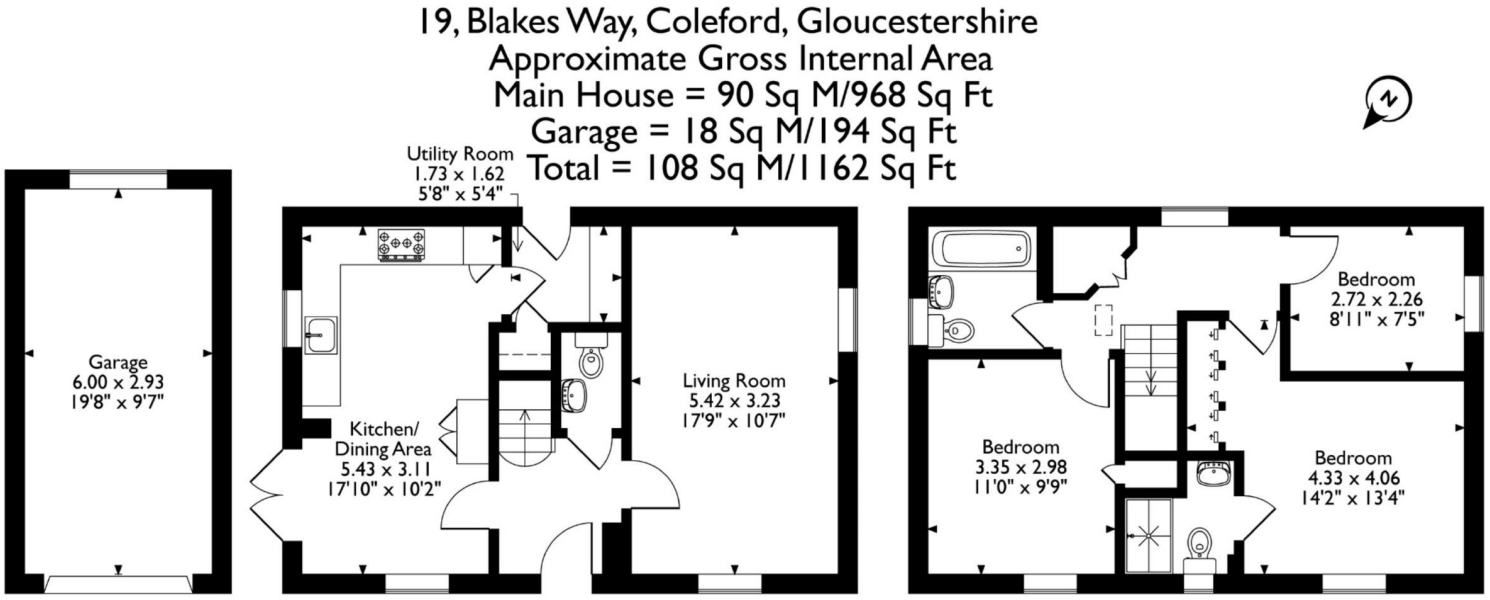
This well-presented three-bedroom detached family home is ideally located close to local amenities and offers spacious, versatile accommodation throughout, making it perfect for modern family living.

The property is accessed via a covered entrance porch leading into a welcoming hallway, with a useful cloakroom/wc and stairs rising to the first floor.

The lounge is a bright and comfortable space, benefiting from dual aspect windows that allow for plenty of natural light.

To the rear, the kitchen/diner is well laid out with a range of fitted units and integrated appliances, creating an ideal space for both everyday living and entertaining, with doors opening out to the garden.

A separate utility room adds further practicality.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the landing leads to a generous principle bedroom complete with built-in storage and a modern en-suite shower room.

There are two further well-proportioned bedrooms, along with a family bathroom fitted with a contemporary suite.

STEP OUTSIDE

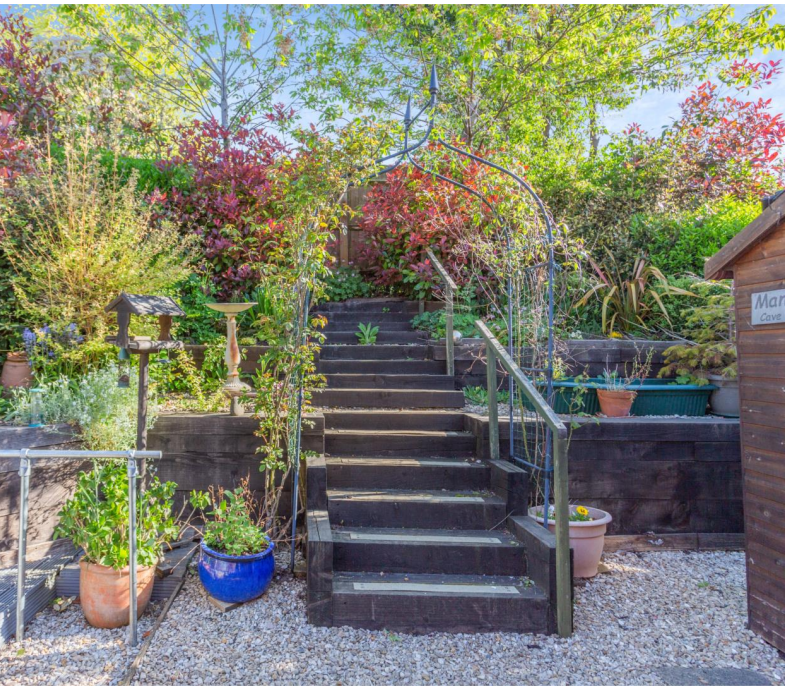
To the front, the property is approached via a paved pathway with areas of gravel and lawn, complemented by shrubs and planting. The rear garden is enclosed and thoughtfully arranged with a combination of patio and lawn, providing an ideal space for outdoor dining and relaxation. There is also outside lighting and a water tap. To the rear, a block paved parking area provides off-road parking for up to 3 cars and gives access to the single garage, which benefits from power and lighting.

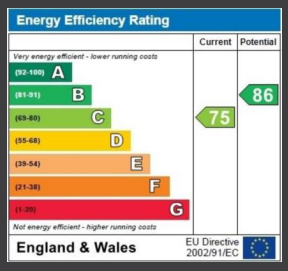
INFORMATION

Postcode: GL16 8EX
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: C

DIRECTIONS

What3words: ///situation.putter.spell





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