



# COLEFORD

Guide price **£375,000**





# 40 LAWDLEY ROAD

Coleford, Gloucestershire GL16 8SB



Four-bedroom detached house  
Stunning newly fitted Wren kitchen with open-plan garden room  
Spacious dual-aspect lounge

The vibrant market town of Coleford is nestled in the heart of the Forest of Dean, offering a rich blend of natural beauty, local amenities, and community spirit. Surrounded by scenic woodland walks and outdoor attractions, it's a haven for those who enjoy nature and rural living, while still benefitting from everyday conveniences.

The town centre offers a selection of independent shops, cafés, pubs, and supermarkets, along with schools, healthcare facilities, and leisure options. Excellent transport links provide easy access to nearby towns such as Monmouth, Lydney, and Cinderford, making it an ideal location for families, professionals, and retirees alike.





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- KEY FEATURES**
- Four-bedroom detached house
  - Stunning newly fitted Wren kitchen with open-plan garden room
  - Spacious dual-aspect lounge
  - Master bedroom with en-suite shower room
  - Private enclosed garden and garage
  - Off-road parking for two vehicles





# STEP INSIDE



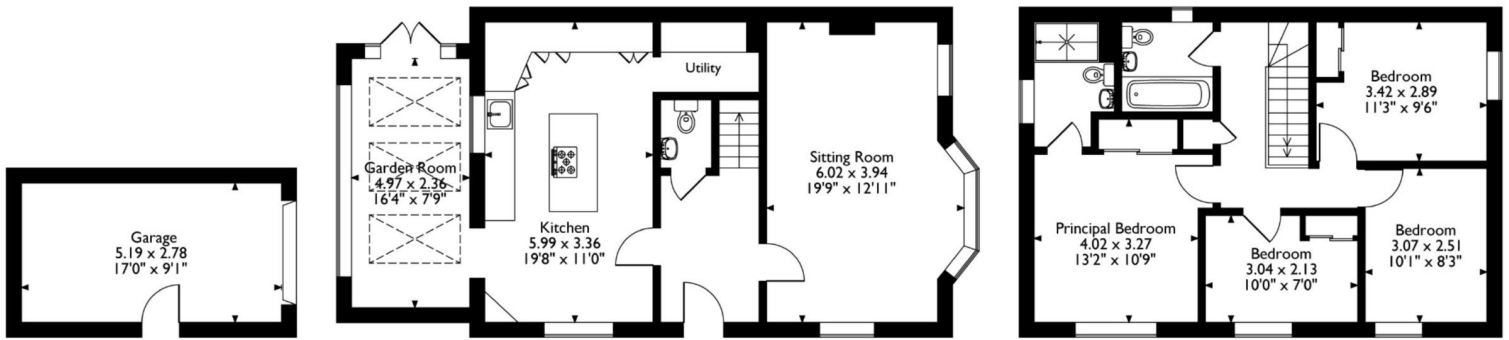
This well-appointed four-bedroom detached property is tucked away in a desirable residential area, offering generous and versatile living accommodation across two floors.

The property has been extended to the side to create an impressive open-plan kitchen and dining area, providing a fantastic socialising space that flows seamlessly, leading out to the garden perfect for family life and entertaining.

A real highlight is the newly fitted Wren kitchen, complete with integrated appliances, a large pantry, and contemporary finishes.

The ground floor also benefits from a spacious dual-aspect lounge, a practical utility room, and a downstairs cloakroom.

Approximate Gross Internal Area  
Main House = 122 Sq M/1313 Sq Ft  
Garage = 14 Sq M/151 Sq Ft  
Total = 136 Sq M/1464 Sq Ft



Ground Floor

First Floor

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, you'll find four well-proportioned bedrooms, including a master with an en-suite shower room, along with a stylish family bathroom



# STEP OUTSIDE



Outside, the home boasts off-road parking for two vehicles and a garage. The enclosed private garden, mostly laid to lawn with planted borders and seating areas, enjoys a good degree of privacy and makes for a peaceful outdoor space.

Conveniently located within walking distance of the town centre, local schools, and amenities, the property is offered with no onward chain and is ready to move straight into.

## INFORMATION

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







## DIRECTIONS

///CLEARING.RESORTING.RIVERBED





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		88
81-91	B	79	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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