



9 Walnut Close
Coalway, Coleford GL16 7GZ



STEVE GOOCH
ESTATE AGENTS | EST 1985

9 Walnut Close

£425,000

Coalway, Coleford GL16 7GZ

FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, enjoying a **CUL-DE-SAC LOCATION** within the highly sought-after village of **COALWAY**, ideally positioned close to beautiful surrounding **WOODLAND WALKS**. Offering spacious and versatile accommodation throughout, including a **PRINCIPAL BEDROOM WITH EN-SUITE**, **INTEGRAL GARAGE**, conservatory and generous gardens, the property represents an excellent opportunity for a family to live in a convenient semi-rural environment offered to the market with **NO ONWARD CHAIN**.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public House, Post Office, Park with Recreation Ground and a Football Club.

The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



ENTRANCE HALL

Accessed via a double glazed uPVC door, the entrance hall provides an excellent initial reception to the property and features tiled flooring, radiator, power points and stairs rising to the first floor. There is also useful storage cupboard.

LOUNGE

18'1" x 11'2 (5.51m x 3.40m)

A well-proportioned reception room featuring a front-facing double glazed uPVC bay window. The room benefits from a feature fireplace with inset gas fire, tiled surround and wooden mantel, together with radiator, power points, coving and picture rail.

KITCHEN

11'3" x 8'0 (3.43m x 2.44m)

Fitted with a range of base, wall and drawer-mounted units beneath rolled-edge worktops, incorporating a one-and-a-half bowl single drainer sink unit with mixer tap. Integrated appliances include an oven, four-ring gas hob and extractor fan, together with a built-in fridge and space for an under-counter freezer. There are tiled walls, power and appliance points, radiator, coving and a rear-facing double glazed uPVC window. Doorway provides access through to the dining room, with a further door leading to the utility room.

UTILITY ROOM

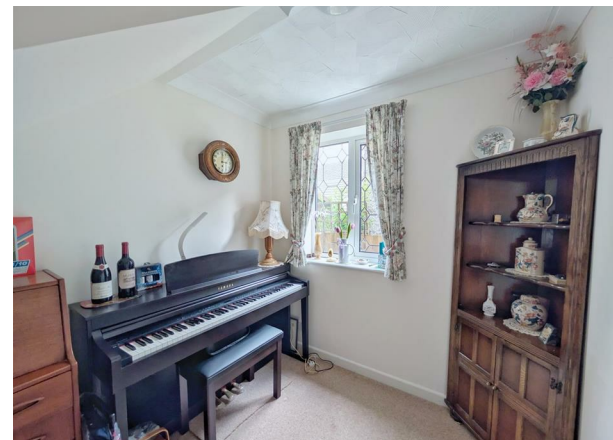
5'4" x 4'11 (1.63m x 1.50m)

Fitted with base and wall-mounted storage units, a single bowl single drainer sink unit with mixer tap and space and plumbing for a washing machine. There are part-tiled walls, power points, coving and radiator, together with a side-facing double glazed uPVC window and frosted double glazed uPVC door providing access to the side passageway and rear garden.

STUDY

8'3" x 6'11 (2.51m x 2.11m)

A useful additional room with radiator, power points, coving and a side-facing double glazed uPVC window.





WC

7'6" x 2'9" (2.29m x 0.84m)

Comprising a low-level WC and wall-mounted wash hand basin with tiled splashback. Further benefits include tiled flooring, radiator and side-facing double glazed uPVC frosted window.

FIRST FLOOR LANDING

The first floor landing has radiator, power point, coving, access to the loft space and airing cupboard, together with a side-facing double glazed uPVC window.

BEDROOM ONE

10'9" x 10'6" (3.28m x 3.20m)

A good-sized principal bedroom with radiator, power points, coving and double sliding doors opening to a built-in wardrobe. Front-facing double glazed uPVC window.

EN-SUITE

6'9" x 5'5" (2.06m x 1.65m)

Fitted with a shower unit with electric shower, WC and vanity wash hand basin. There are part-tiled walls, heated towel rail and side-facing double glazed uPVC frosted window.

BEDROOM TWO

10'6" x 9'0" (3.20m x 2.74m)

Featuring radiator, power points, coving and double sliding doors to a built-in wardrobe, together with a rear-facing double glazed uPVC window.

BEDROOM THREE

10'4" x 9'6" (3.15m x 2.90m)

A further double bedroom with radiator, power points, coving and double sliding doors to a built-in wardrobe. Front-facing double glazed uPVC window.

BEDROOM FOUR

10'4" x 9'0" (3.15m x 2.74m)

Featuring radiator, power points, coving and double sliding doors to a built-in wardrobe, with a rear-facing double glazed uPVC window.



BATHROOM

6'9" x 6'7 (2.06m x 2.01m)

The family bathroom is fitted with a cream suite comprising panelled bath, pedestal wash hand basin and WC. There are part-tiled walls, radiator, coving and a side-facing double glazed uPVC frosted window.

OUTSIDE

The property is approached via a generous block-paved driveway providing ample parking and leading to the integral garage with power and lighting.

The front garden is attractively enclosed by established shrubs and planting. There is gated access to the rear garden, which is predominantly laid to lawn and enclosed by fencing, with established borders and a variety of mature shrubs and plants.

SERVICES

Mains - Water, Electricity, Drainage, Gas.

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 TBC

LOCAL AUTHORITY

Council Tax Band: E

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold





VIEWINGS

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

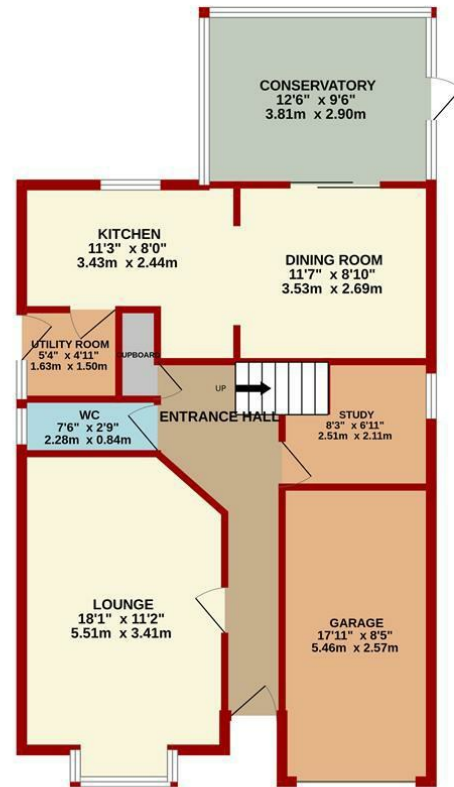
From our Coleford office turn right at the traffic lights signposted Lydney/Chepstow, proceed along for a short distance turning left into Lords Hill. Continue until you reach Coalway School and then head straight over the crossroads on to Parkend Road, taking the next left in to Walnut Close where the property can be found.

PROPERTY SURVEYS

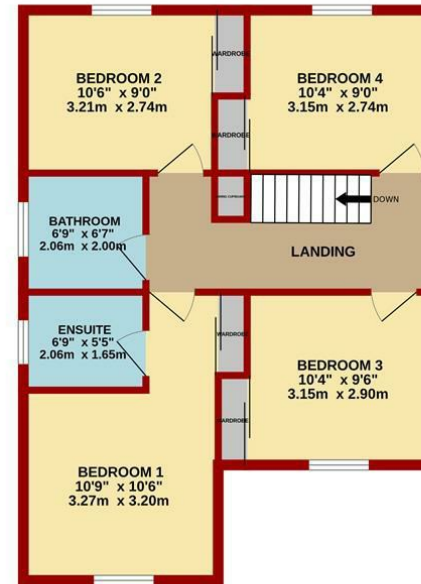
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.



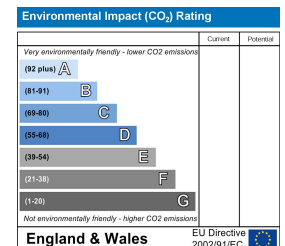
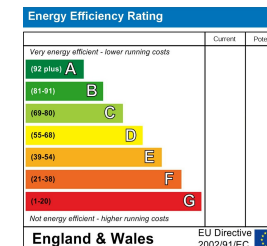
1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 1473 sq.ft. (136.8 sq.m.) approx.
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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