Dean
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8 Lords Gate

Coleford, Gloucestershire, GL16 8RT

£390,000

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VIRTUAL TOUR AVAILABLE A superbly presented and exceptionally spacious family home extending to approximately 1,905 sq ft, arranged over four versatile levels. The property offers ample off-road parking, a good-sized garden and the added benefit of an integral garage.

Inside, there is fantastic flexibility for modern living, with three reception rooms including a bright and airy lounge, a separate dining room, and a useful downstairs office. The ground floor also provides a practical utility room and access into the integral garage. To the second floor are three double bedrooms served by a modern family bathroom, while the third floor is dedicated to an impressive master suite with en-suite shower room.

Situated within walking distance of Coleford town centre, the home is well placed for a wide range of amenities including supermarkets, independent shops and cafés, a cinema, a library, and primary and secondary schools.

This is a property not to be missed — get in touch to arrange a viewing.

Approached via UPVC double glazed front door into:

Entrance Hallway:
18'0" x 9'10" (5.50m x 3.01m)
Stairs to first floor, understairs cupboard, ceramic tiled flooring, Victorian style radiators, smoke alarm, alarm control panel, recessed ceiling lights, BT point, doors to utility room, garage & cloakroom.

Cloakroom:
6'4" x 4'5" (1.95m x 1.35m)
With W.C., glass bowl sink unit, recessed ceiling lights, ceramic tiled flooring, heated towel rail, extractor fan, double glazed sash window to side aspect.

Utility Room:
8'8" x 8'10" (2.65m x 2.70m)
Wall & base units, worktops, space & plumbing for automatic washing machine & tumble dryer, single drainer sink unit, ceramic tiled flooring, Victorian style radiator, recessed ceiling lights, smoke alarm, double doors to cupboard housing internal vacuum system.

Garage:
20'11" x 10'9" (6.38m x 3.28m)
Remote controlled roller shutter door, power & lighting, painted garage floor, door to utility room, Vaillant gas fired boiler.

Snug:
8'9" x 9'9" (2.67m x 2.99m)
With ceramic tiled flooring, Victorian style radiator, smoke alarm, recessed ceiling lights.

First Floor Landing:
5'11" x 4'0" (1.82m x 1.23m)
Stairs to second floor, Victorian style radiator, smoke alarm, recessed ceiling lights, central vacuum point, doors to lounge & dining room.

Lounge:
11'6" x 19'8" (3.53m x 6.00m)
Front aspect with twin sash windows to front, two Victorian style radiators, Karndean flooring, wall lights, smoke alarm, BT and TV points, dimmer switches, French style glazed doors to dining room.

Dining Room:
15'3" x 10'7" (4.67m x 3.25m)
Rear aspect with UPVC double glazed French style doors to garden, Victorian style radiator, Karndean flooring, ceiling fan with light, smoke alarm, dimmer switches, chrome power points, window to side aspect, doors to kitchen.

Kitchen:
8'9" x 10'0" (2.69m x 3.05m)
Rear aspect with base and eye level units, drawers, worktops, 5 ring gas hob, electric double oven, extractor hood with light, integrated fridge/freezer, integrated dishwasher, recessed ceiling lights, smoke alarm, double

glazed sash window to rear aspect, Karndean flooring, UPVC double glazed door to rear garden.

Second Floor Landing:
6'0" x 6'5" (1.83m x 1.97m)
Stairs to third floor, smoke alarm, recessed ceiling lights, central vacuum point, doors to bedroom two, bedroom three, bedroom four & family bathroom.

Bedroom Two:
12'5" x 12'3" (3.79m x 3.75m)
Front aspect with double glazed sash window, Victorian style radiator, smoke alarm, TV point, ceiling fan with light, built-in wardrobes with 4 doors.

En-suite:
5'6" x 8'2" (1.69m x 2.51m)
With W.C., wash hand basin, shower cubicle with shower boards, heated towel rail, mirrored medicine cabinet, recessed ceiling lights, Karndean flooring, extractor fan, double glazed sash window.

Bedroom Three:
9'9" x 10'4" (2.99m x 3.16m)
Rear aspect with double glazed sash window, smoke alarm, Victorian style radiator, built-in double wardrobe.

Bedroom Four:
8'10" x 10'3" (2.70m x 3.13m)
Rear aspect with double glazed sash window, Victorian style radiator.

Bathroom:
5'6" x 8'3" (1.70m x 2.52m)
White suite comprising W.C., vanity wash hand basin unit, bath with mixer tap shower, heated towel rail, mirrored medicine cabinet, recessed ceiling lights, Karndean flooring, extractor fan, double glazed sash window.

Third Floor Landing:
6'10" x 8'9" (2.09m x 2.68m)

Master Bedroom:
16'0" x 11'8" (4.88m x 3.58m)
Velux double glazed window, double glazed sash window to rear aspect, built-in cupboards, recessed ceiling lights, smoke alarm and TV point.

Master En-suite:
6'0" x 8'8" (1.83m x 2.65m)
With W.C, glass bowl sink unit, shower cubicle with shower boarding, heated towel rail, extractor fan, recessed ceiling lights, mirrored medicine cabinet, Karndean flooring and double glazed Velux window with blind.

Outside:
To the front of the property is a driveway providing off road parking and leading to the garage. There is a patio area leading to the front entrance door and further patio area to the side giving access to the rear garden via steps.

To the rear of the property is a generous patio area with astro-turf lawns, decking area and storage shed. Fully enclosed with side access.

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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map

Hybrid Map

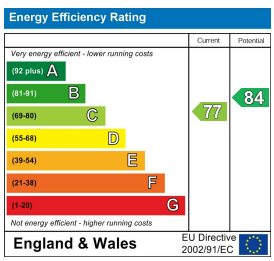
Terrain Map

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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