



1 Parkend Road
Coalway, Coleford GL16 7HX



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£450,000

Coalway, Coleford GL16 7HX

Offering particularly VERSATILE FOUR DOUBLE BEDROOM ACCOMMODATION, this attractive detached home occupies a lovely position with PRIVATE WRAP-AROUND GARDENS, generous driveway parking and a DETACHED GARAGE. The accommodation includes an OPEN-PLAN KITCHEN, DINING & FAMILY ROOM, separate lounge, ground-floor double bedroom and three further double bedrooms upstairs, with the principal bedroom benefiting from an EN-SUITE SHOWER ROOM.

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 HALLWAY

Accessed via a double glazed UPVC entrance door, with wood-effect flooring, power point, staircase leading to the first floor and doors giving access to the lounge, kitchen and bedroom two.

LOUNGE

13'07" x 12'06" (4.14m x 3.81m)

A comfortable reception room enjoying plenty of natural light from front and side aspect double glazed UPVC windows, one of which features attractive mullion-style detailing adding character to the room. Radiator, power points, television point and coving.

KITCHEN

11'10" x 9'03" (3.61m x 2.82m)

Fitted with a range of base, wall and drawer-mounted units complemented by rolled-edge worktops. Single bowl, single drainer sink unit with mixer tap, space for cooker, space and plumbing for washing machine and space for fridge/freezer. Continuation of the wood-effect flooring, power and appliance points, rear aspect double glazed UPVC window and door to an under-stairs storage cupboard. The kitchen opens directly into the dining/family room.

DINING / FAMILY ROOM

16'05" x 12'08" (5.00m x 3.86m)

A particularly useful and versatile addition to the living accommodation, open-plan to the kitchen and offering ample space for both a dining table and chairs and a separate seating area. Continuation of the wood-effect flooring, radiator, power points, rear and side aspect double glazed UPVC windows and double glazed UPVC door opening directly onto the garden.

REAR HALLWAY

With continuation of the wood-effect flooring and doors to the WC and boiler/storage room.

WC

5'09" x 4'06" (1.75m x 1.37m)

Comprising low-level WC and pedestal wash hand basin with tiled splashback. Tiled flooring, radiator and side aspect frosted double glazed UPVC window.



BOILER/STORAGE ROOM

Useful storage area housing the oil-fired boiler and providing generous hanging space and storage for coats and shoes. Side aspect frosted double glazed UPVC window.

BEDROOM TWO

11'04" x 11'02" (3.45m x 3.40m)

A good-sized ground-floor double bedroom with radiator, power points and side aspect double glazed UPVC window, lending itself well to guests, older children or those seeking flexible single-storey living.

FIRST FLOOR LANDING

With radiator, power point, access to loft space, rear aspect double glazed UPVC window and door to an airing cupboard housing the hot water tank.

BEDROOM ONE

14'01" x 12'08" (4.29m x 3.86m)

A spacious principal double bedroom with front and side aspect double glazed UPVC windows, including attractive mullion-style detailing. Radiators, power points and double doors opening to built-in wardrobes. Door to:

EN-SUITE SHOWER ROOM

8'00" x 2'10" (2.44m x 0.86m)

Comprising shower enclosure with tiled surround, vanity wash hand basin and WC. Heated towel rail and extractor fan.

BEDROOM THREE

12'00" x 8'07" (3.66m x 2.62m)

A further double bedroom with radiator, power points, double doors to a built-in wardrobe and side aspect double glazed UPVC window.

BATHROOM

8'02" x 5'04" (2.49m x 1.63m)

Fitted with a white suite comprising panelled bath with electric shower over and tiled surround, vanity wash hand basin and WC. Heated towel rail and side aspect double glazed UPVC window.

BEDROOM FOUR

10'01" x 8'08" (3.07m x 2.64m)

Another double bedroom with radiator, power points, double doors to a built-in wardrobe and rear aspect double glazed UPVC window.







OUTSIDE

The outside space is a REAL HIGHLIGHT OF THE PROPERTY, with the house sitting centrally within its plot and enjoying beautifully established WRAP-AROUND GARDENS which provide a surprising degree of privacy and a variety of areas in which to sit, relax and entertain.

A shared block-paved approach leads onto the property's own private block-paved driveway, providing off-road parking and continuing to the DETACHED GARAGE.

DETACHED GARAGE

15'03" x 10'00" (4.65m x 3.05m)

With power and lighting.

A pathway leads around the property to the front garden, which is a particularly attractive and private area in its own right, with mature trees, established flower and shrub borders and boundaries formed by attractive stone walling, fencing and hedging.

Continuing around the house, the rear garden offers a generous paved seating and entertaining area, with steps leading to the main lawn. The gardens are well stocked with mature flowers, shrubs and trees, creating an established and secluded feel, while a decked seating area and pond can be found towards the rear. With numerous seating areas positioned around the property, the gardens offer an excellent balance of space, maturity and privacy. An outside tap is also provided.

SERVICES

Mains - Water, electricity and drainage.

Oil fuelled heating

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 confirmed.

LOCAL AUTHORITY

Council Tax Band: D

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 taking the next left past the Eski Market, then taking an immediate right onto Prosper Lane where the driveway for the property can be found on your right hand side.

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

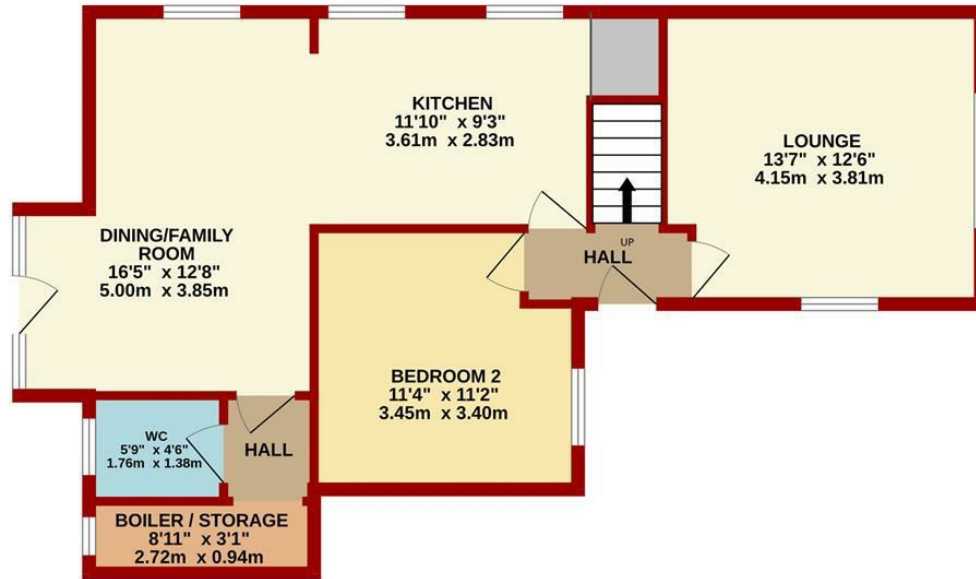
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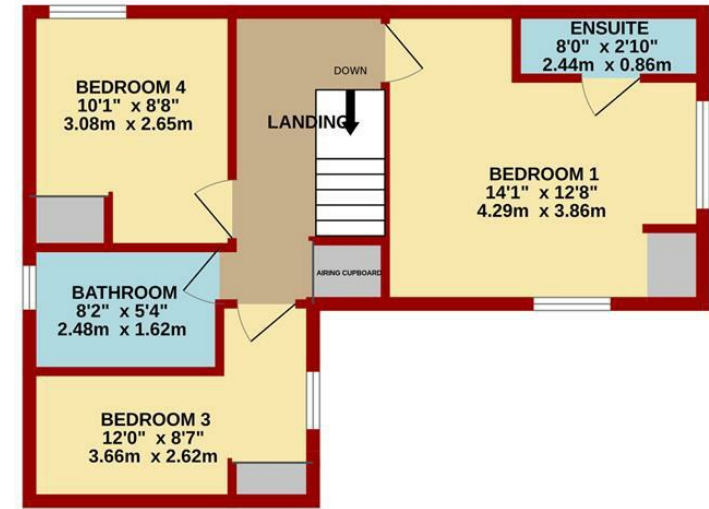




GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



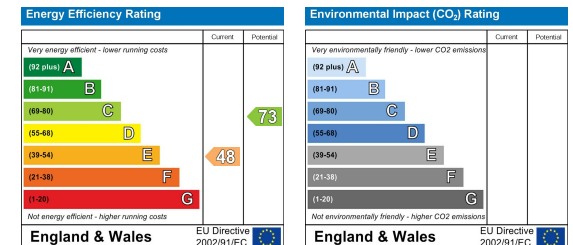
1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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.





1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

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