



The Paddocks, Coleford, GL16 7PX
£375,000





9 The Paddocks

Coleford, GL16 7PX

- DETACHED HOUSE
- MASTER BEDROOM WITH EN-SUITE
- DOUBLE GARAGE
- LOW MAINTENANCE REAR GARDEN
- UTILITY ROOM & CLOAKROOM
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- OFF ROAD PARKING
- NEAR TO COLEFORD TOWN CENTRE
- MUST BE VIEWED!

SOLD SUBJECT TO CONTRACT BEFORE MARKETING Situated within the highly sought-after Paddocks development in Coleford, this spacious four bedroom detached family home offers well-balanced accommodation throughout, generous storage, a double garage and a private enclosed garden, making it an ideal home for growing families.

The ground floor comprises a welcoming entrance hallway, a bright and spacious lounge ideal for entertaining, a separate dining room with sliding patio doors opening onto the rear garden, a versatile snug providing additional reception space, a well-appointed kitchen fitted with an extensive range of units and work surfaces, a useful utility room with external access & a cloakroom.

To the first floor are four well-proportioned bedrooms, including a generous master bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom, while ample built-in storage throughout the property ensures practicality for modern family living.

Outside, the property enjoys a lawned front garden and driveway providing off-road parking leading to the double garage. To the rear is a private enclosed garden featuring patio seating areas, established shrubs, mature planting and well-defined borders, offering excellent potential for keen gardeners while providing a pleasant space to relax and entertain.

Located within a quiet residential cul-de-sac, The Paddocks remains one of Coleford's most desirable developments, conveniently positioned for the town's wide range of amenities, schools, woodland walks and transport links throughout the Forest of Dean and beyond.

This spacious detached family home combines generous living accommodation, excellent storage and a sought-after location, presenting a fantastic opportunity for those seeking a home in one of Coleford's most popular residential areas.

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Entrance Hallway: 15'1" x 6'0" (4.61m x 1.85m)

Lounge: 16'10" x 11'6" (5.15m x 3.51m)

Dining Room: 9'10" x 9'1" (3.02m x 2.79m)

Snug/Office: 8'4" x 8'3" (2.55m x 2.52m)

Kitchen: 13'1" x 8'3" (4.00m x 2.53m)

Utility Room: 6'7" x 5'6" (2.02m x 1.68m)

Cloakroom: 6'7" x 2'9" (2.02m x 0.86m)

First Floor Landing: 14'4" x 6'0" (4.39m x 1.85m)

Bedroom One: 12'7" x 9'9" (3.86m x 2.99m)

En-Suite: 8'7" x 5'6" (2.63m x 1.69m)

Bedroom Two: 12'2" x 8'8" (3.72m x 2.65m)

Bedroom Three: 9'8" x 8'5" (2.96m x 2.59m)





Bedroom Four:

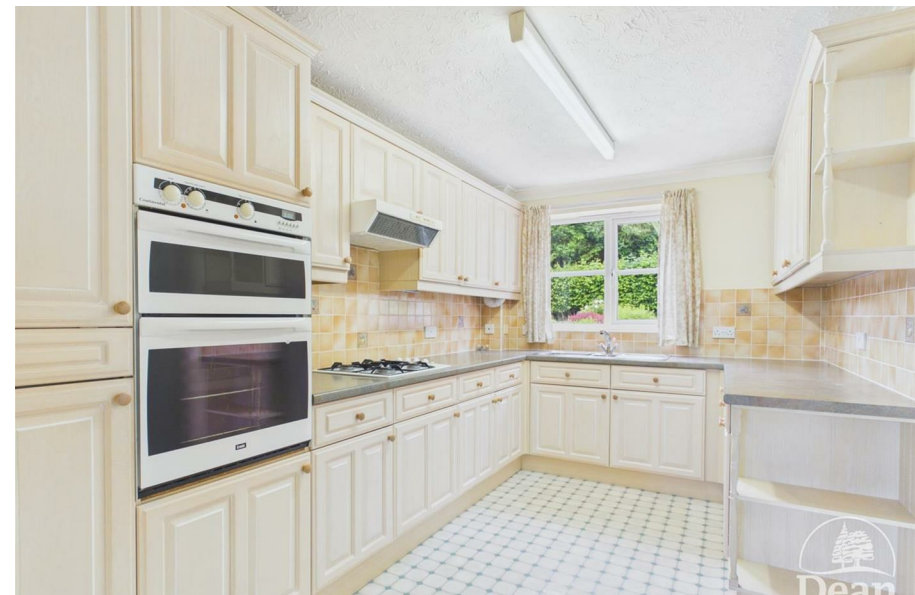
9'1" x 6'7" (2.79m x 2.02m)

Bathroom:

6'9" x 5'10" (2.08m x 1.80m)

Outside:

Directions

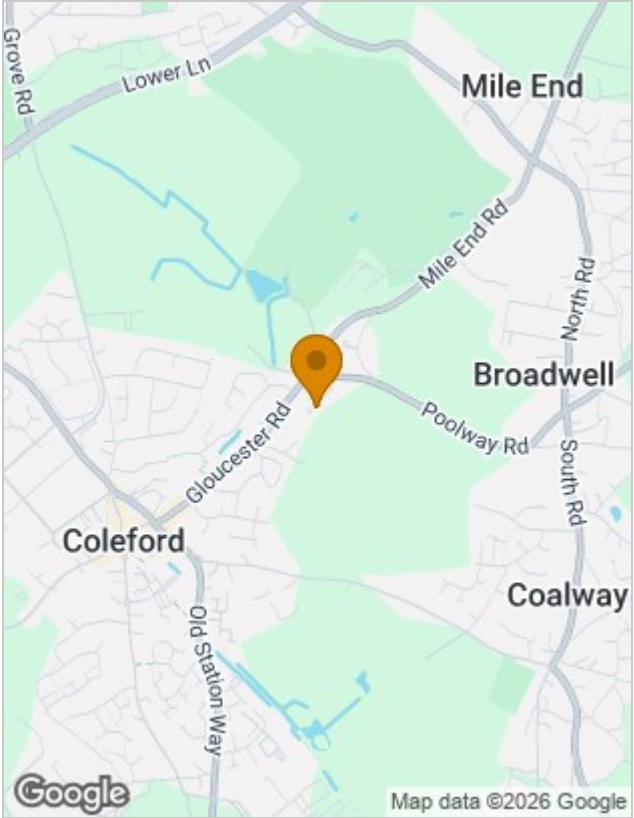




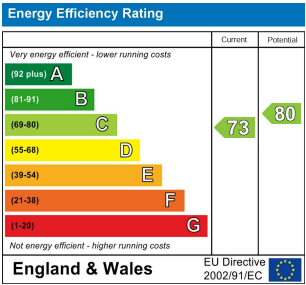
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

