



8 Coombs Road
Coleford



8 Coombs Road Coleford GL16

- An immaculately presented detached family home in Coleford •
- Large modern kitchen • Three bedrooms • Dining room • Utility room •
- Spacious lounge • Family bathroom • Downstairs shower room • Sun room •
- Beautiful gardens and private terrace • Corner plot •
- Private driveway • Parking for multiple cars •
- Wonderful village location • Short walk from the town centre •

A beautifully presented detached family home in Coleford

In summary, a beautifully presented, spacious house in the popular town of Coleford. This spacious detached home has three bedrooms, family bathroom, large lounge, lovely modern kitchen with dining space, utility, separate dining room, shower room, sun room, private parking for multiple cars, private gardens and rear terrace. A fabulous property within walking distance to Coleford town centre.

Vendor's comments: *'We have lived at this property for 30 years. A nice quiet area which is a short walk to the town. It has a lovely corner plot which is great. We've enjoyed the large lounge for entertaining with family and friends, and loved our time here, with wonderful views from the bedrooms. A lovely family home with lots of space.'*

The **entrance hall** welcomes you into this beautiful home from the front door. This room is bright with windows to attract natural light. There is a large double storage cupboard, carpeted flooring and a large radiator. To the right is access to the lounge.

The **lounge** is a fabulous space. This spacious room is large enough for any furniture. There are double patio doors with access to the side garden. A large window looks out to the front of the house to help create a bright room. The lovely staircase in the room guides you up to the first floor. The floor is carpeted, and features an electric fire and large radiators. There is a door to lead you to the kitchen and another to the entrance hall.

The **kitchen** flows from the lounge. This wonderful room has large windows looking out to the rear and side gardens.

This is a newly updated modern kitchen with integrated appliances. Lots of worktop space and tiled walls around the kitchen units. This spacious room has wood effect flooring, a radiator and room for a kitchen table. There is a door for access to the hallway which guides you to the dining room, utility room, shower room and sun room.

The **dining room** is a lovely space. This room was converted from the original garage. The perfect place for entertaining family and friends. There is a large bay window looking out to the front of the house. The floor is carpeted and has a large radiator. The double doors open to the hallway. There is also a door for a large space currently used as an office / storage room.

The **hallway** has access out to the side of the house and also guides you to the utility, shower room, sun room and kitchen. The flooring is tiled with a radiator.

The **utility room** is located directly off the hallway. This useful room has room for a washing machine and tumble dryer, with worktop space and a large window. There is direct access to the shower room with tiled flooring that flows from the hallway and into the shower room.

The **shower room** is located off the utility room. There is a white bathroom suite, floor to ceiling tiles, a shower cubicle with an electric power shower, tiled flooring and a large window and towel radiator.

The **sun room** is a wonderful relaxing space. This bright room has sliding patio doors out to the private terrace, wood

effect flooring, a window and radiator. A great way to unwind and relax.

The upstairs **landing** is carpeted which flows from the lovely staircase, with carpeted flooring, a radiator and small window for natural light. The landing guides you to the family bathroom and three bedrooms.

The **bathroom** is located on the landing. This room has a white suite with plenty of storage space, an over the bath shower and glass shower screen. The flooring and walls are tiled and has a chrome radiator. The boiler is housed in the cupboard.

Bedroom 1 is a lovely room with a large window. There is a large built in storage cupboard, carpeted floors, and a radiator.

Bedroom 2 is a double bedroom which looks out to the rear of the property. Has a large window, carpeted flooring and a radiator.

The **primary bedroom** is a spacious double bedroom with a large window looking out to the front and lovely views in the distance. This room is large enough for a dressing table and has plenty of storage and wardrobe space. The floor is carpeted and has a radiator.

The **front of the house** benefits from a large driveway for multiple cars. There is side access on both sides of the house to the gardens and to the private rear terrace.

The **rear private terrace and gardens** is a lovely space, benefiting from its corner plot location. The shrubs and trees surround the house, and the lawned areas flow around the house to the rear. At the rear there is a wonderful private terrace with decking, and access to the sun room.

Originally built: 1971.

Sq ft size: TBC approx square feet.

Broadband connectivity availability: Super fast fibre.

Mobile coverage: 4G voice & data.

Council Tax: D.

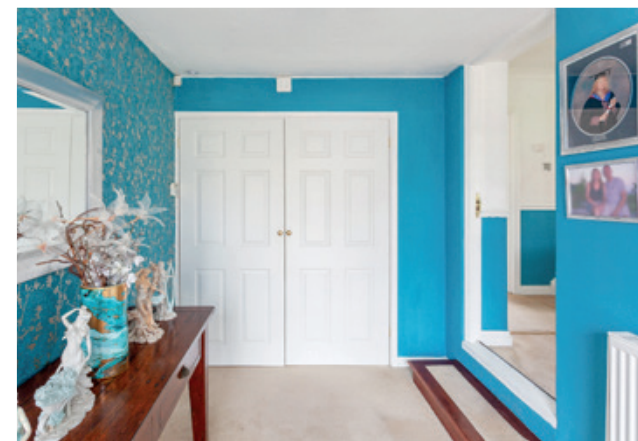
Tenure: Freehold.

Additional:

Main extension: 1997-98.

Garage extension: 2006.

System boiler.



LOCATION:

Perfectly situated in the heart of the Forest of Dean.

The popular town of Coleford is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including cycling, Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Ross-on-Wye and Monmouth and easy accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.



ROSS ON WYE - 10.2 MILES

MONMOUTH - 7.2 MILES

LYDNEY - 7.0 MILES

GLOUCESTER - 21 MILES

CHELtenham - 27.8 MILES

BRISTOL - 30.6 MILES

All distances are approximate































































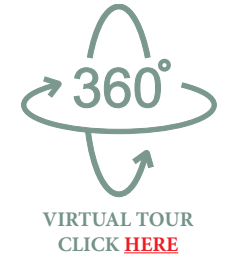












t: 01549 546776
m: 07747 456069
e: graham@albertandfrederick.com
w: albertandfrederick.com
s: [@albandfrederick](https://www.instagram.com/albandfrederick)

FLOORPLAN BEING PROCESSED

8 COOMBS ROAD,
COLEFORD
GL16 8AY

Asking price £475,000

If you require this document in an alternative format, please contact Albert & Frederick on Tel: 01594 546776. IMPORTANT NOTICE: Albert & Frederick, their client and any joint agents give notice that: A. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. B. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Albert & Frederick have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs and details July 2026.

Albert &
Frederick
estate agents