



Jorel Scowles Road
Coleford GL16 8QS



STEVE GOOCH
ESTATE AGENTS | EST 1985

Jorel Scowles Road

Coleford GL16 8QS

£425,000

A CHARMING AND SPACIOUS THREE BEDROOM DETACHED HOME set within a GENEROUS 1/3rd ACRE PLOT in a PEACEFUL SEMI RURAL LOCATION, enjoying LOVELY COUNTRYSIDE OUTLOOKS. The property offers WELL PROPORTIONED AND VERSATILE ACCOMMODATION including a LARGE KITCHEN / DINER, MULTIPLE RECEPTION ROOMS and a GROUND FLOOR SHOWER ROOM, alongside EXTENSIVE PARKING, GARAGING AND OUTBUILDINGS. Further benefiting from a PRIVATE REAR GARDEN and a SEPARATE ORCHARD AND ALLOTMENT AREA, this is an IDEAL LIFESTYLE PROPERTY for those seeking SPACE BOTH INSIDE AND OUT.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



ENTRANCE HALLWAY

Accessed via a UPVC double glazed front door, with stairs leading to the first floor and doors to the lounge and kitchen/diner.

LOUNGE

17'11 x 11'10 (5.46m x 3.61m)

A well proportioned and light-filled reception room enjoying a front aspect double glazed window. Feature fireplace with inset wood burning stove set on a hearth, radiator, power points, rear aspect double glazed UPVC French doors to the garden and doors opening through to the snug.

SNUG

11'02 x 15'02 (3.40m x 4.62m)

A versatile additional reception space, with a useable fireplace (currently blocked up) with side aspect double glazed sliding UPVC doors opening out to the rear garden, radiator and power points, rear aspect double glazed UPVC window.

KITCHEN/DINER

23'02 x 12'02 (7.06m x 3.71m)

A spacious and sociable room fitted with a range of base, wall and drawer mounted units with rolled edge worktops and tiled splashbacks. Inset stainless steel sink and drainer unit with mixer tap, space for cooker with extractor hood above, further space and plumbing for appliances. Ample room for a dining table, two double glazed UPVC windows to the front and further window to the rear aspect, radiator, power points and door leading through to the utility room and the rear porch.

UTILITY ROOM

10'05 x 11'04 (3.18m x 3.45m)

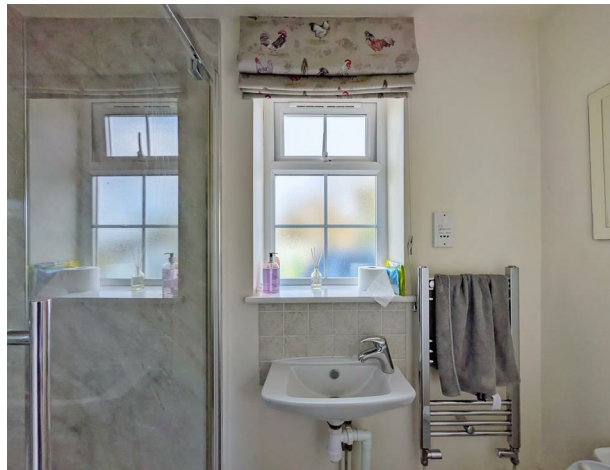
Fitted with additional units and worktops, stainless steel sink and drainer unit with taps above, space and plumbing for washing machine and further appliances, with a double glazed UPVC windows to the front and rear. Door to:

SHOWER ROOM

2'06 x 6'11 (0.76m x 2.11m)

Comprising a shower enclosure, low level WC and wash hand basin, with obscured double glazed UPVC window to the rear.





FIRST FLOOR LANDING

Side aspect double glazed UPVC window, large storage cupboard, doors leading to all bedrooms and family bathroom.

BEDROOM ONE

13'00 x 12'02 (3.96m x 3.71m)

A generous double bedroom enjoying a dual aspect with double glazed UPVC windows to the front a rear providing plenty of natural light and pleasant rural outlook.

BEDROOM TWO

14'05 x 11'10 (4.39m x 3.61m)

A spacious double bedroom with front and rear aspect double glazed UPVC windows.

BEDROOM THREE

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

A well proportioned bedroom with rear aspect double glazed window and a built in wardrobe.

FAMILY BATHROOM

9'10 x 8'06 (3.00m x 2.59m)

A well appointed suite comprising panelled bath, separate shower enclosure, low level WC and wash hand basin set within vanity unit. Heated towel rail, part tiled walls and rear aspect obscured double glazed UPVC window.

OUTSIDE

To the front of the property there is a generous block paved driveway providing ample off road parking and access to a range of garaging and outbuildings, offering excellent storage or workshop potential.

The rear garden is a particular feature of the property, being private and well established, mainly laid to lawn with a variety of mature trees, shrubs and seating areas, creating an ideal space for relaxing and entertaining.

A separate gated access leads through to an additional orchard and allotment area, offering fantastic potential for those looking to grow produce or enjoy a more self-sufficient lifestyle, all while taking in the surrounding countryside setting.

DOUBLE GARAGE & WORKSHOP

30'11 x 16'10 (9.42m x 5.13m)



SERVICES

Mains Water and Electric. Oil-fired central heating. Private drainage.

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 advised.

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 left at the traffic lights and proceed to Staunton Road. Turn left onto Scowles Road. The property can be found on the left hand side after a short distance.

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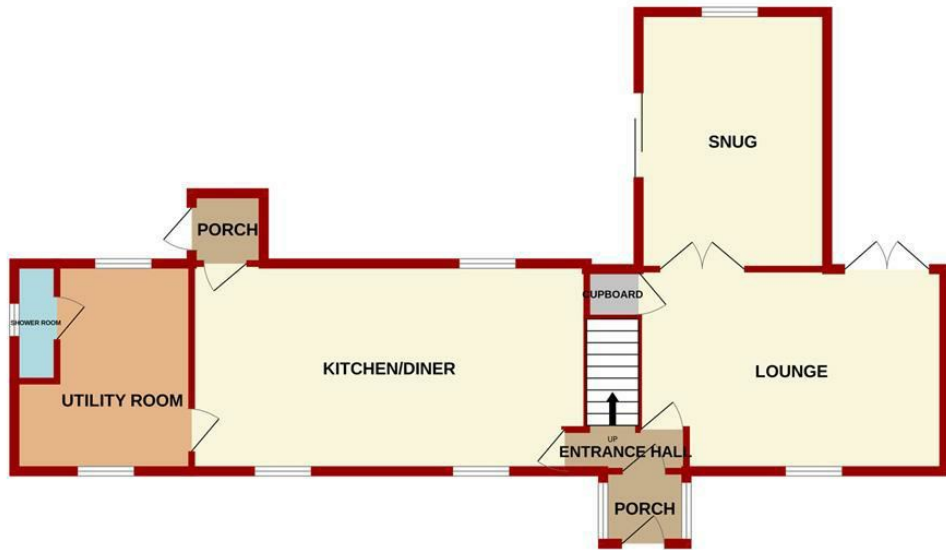
PROPERTY SURVEYS

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





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC





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