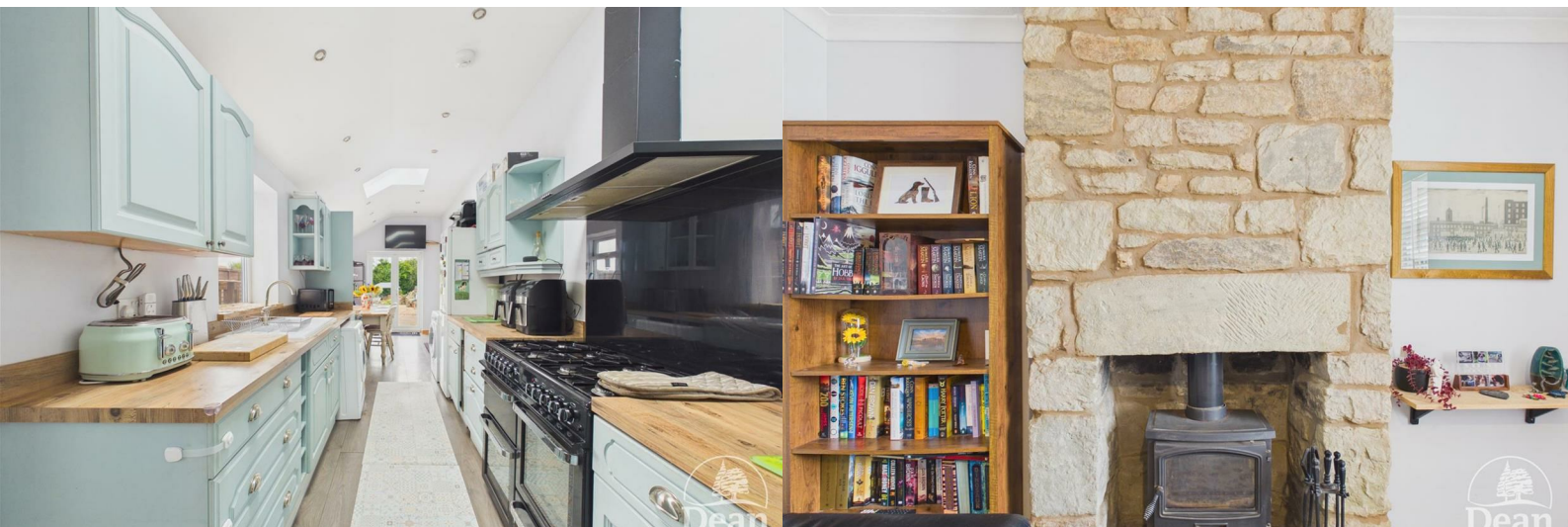




Tufthorn Road

Coleford, Gloucestershire, GL16 8PY

Offers Over £250,000



Situated in the popular village of Milkwall, this charming three-bedroom mid-terrace home offers an excellent blend of character, space and versatility, making it an ideal choice for families, first-time buyers or those seeking a home with flexible living accommodation.

The property is entered into a welcoming lounge, full of character with beautiful exposed stone walls and a wood-burning stove creating a warm and cosy focal point. To the rear is a generous reception room, offering fantastic versatility and suitable for use as a second sitting room, dining room, home office, playroom or hobby space. The ground floor also benefits from a family bathroom and an impressive kitchen/dining room, fitted with a range of units and enhanced by Velux windows that flood the space with natural light, creating a wonderful area for everyday living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, all providing comfortable accommodation, together with the convenience of a separate W.C.

Outside, the property enjoys a long, established rear garden backing onto attractive woodland, providing a peaceful and private setting. Designed with relaxation in mind, the garden features a variety of seating areas, a generous lawn perfect for families and pets, and a substantial pergola positioned at the far end of the garden, creating an ideal space for outdoor dining, entertaining or simply enjoying the woodland views.



Approached via a double glazed UPVC front door into:

Entrance Porch:

6'5" x 3'8" (1.96m x 1.12m)

UPVC double glazed windows, power, door into lounge.

Lounge:

15'3" x 10'9" (4.65m x 3.28m)

Exposed stone wall with woodburner stove, UPVC double glazed window to front aspect, radiator, power & lighting, door into reception room.

Reception Room:

10'9" x 10'5" (3.28m x 3.19m)

Stairs to first floor landing, UPVC double glazed window to rear aspect, radiator, door to bathroom, door to kitchen/dining room, power & lighting.

Bathroom:

10'7" x 4'5" (3.25m x 1.35m)

Exposed stone feature fireplace, heated towel rail, shower over the bath, W.C., hand wash basin with storage beneath, lighting, extractor fan.

Kitchen/Dining Room:

26'11" x 7'3" (8.22m x 2.21m)

A range of eye level & base units, ceramic one & a half bowl sink with integrated drainer unit, eight-ring gas hob, gas oven with extractor hood above, space for fridge/freezer, space & plumbing for washing machine, double glazed UPVC velux windows, LED spotlights, side door access to garden, UPVC double glazed windows to side aspect, double glazed UPVC double doors to rear garden, power & lighting, radiator.

First Floor Landing:

8'3" x 5'2" (2.52m x 1.60m)

Doors to bedrooms & bathroom, loft access, power & lighting.

Bedroom One:

12'3" x 10'8" (3.75m x 3.27m)

UPVC double glazed window, radiator, boiler, power & lighting.

Bedroom Two:

11'0" x 10'10" (3.36m x 3.32m)

UPVC double glazed window, radiator, power & lighting.

Tel: 01594 835751

Bedroom Three:

7'4" x 6'8" (2.25m x 2.04m)

UPVC double glazed window, radiator, power & lighting.

Cloakroom:

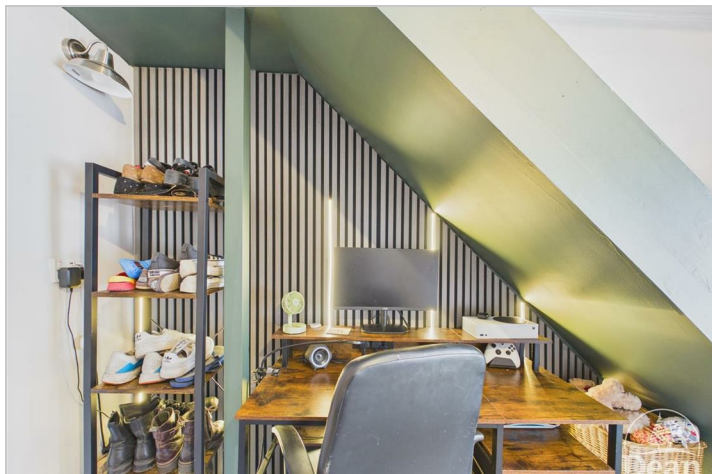
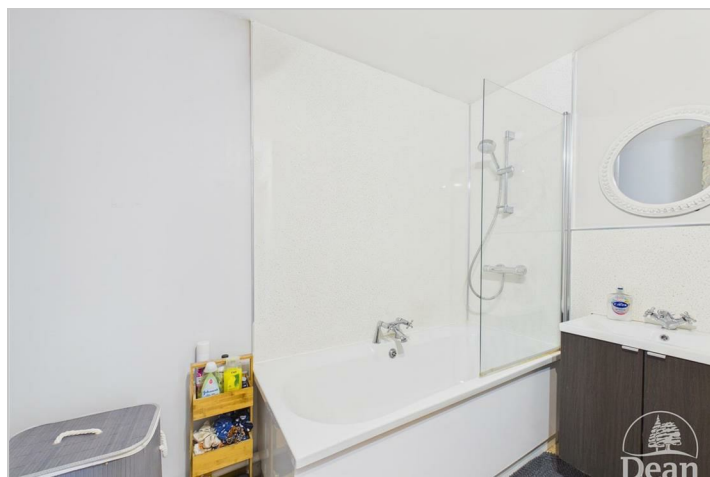
5'7" x 4'3" (1.72m x 1.32m)

W.C., wash hand basin, single panelled radiator, tiled splashbacks, shaver point, UPVC double glazed frosted window, lighting.

Outside:

The generous rear garden provides a wonderful outdoor space, thoughtfully arranged to suit both relaxation and entertaining. Predominantly laid to lawn, the garden features a variety of seating areas, allowing you to enjoy the sun throughout

the day, while a substantial pergola at the far end creates the perfect setting for outdoor dining or social gatherings. A charming pond adds to the peaceful atmosphere, complemented by mature planting and attractive surroundings. Further benefits include a selection of useful wooden storage sheds, convenient side access, an outside tap, and external power points, making the garden both practical and versatile for everyday use.



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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



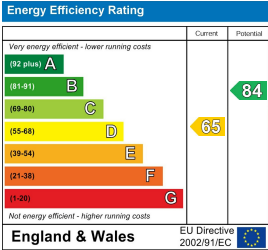
Floor Plan



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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