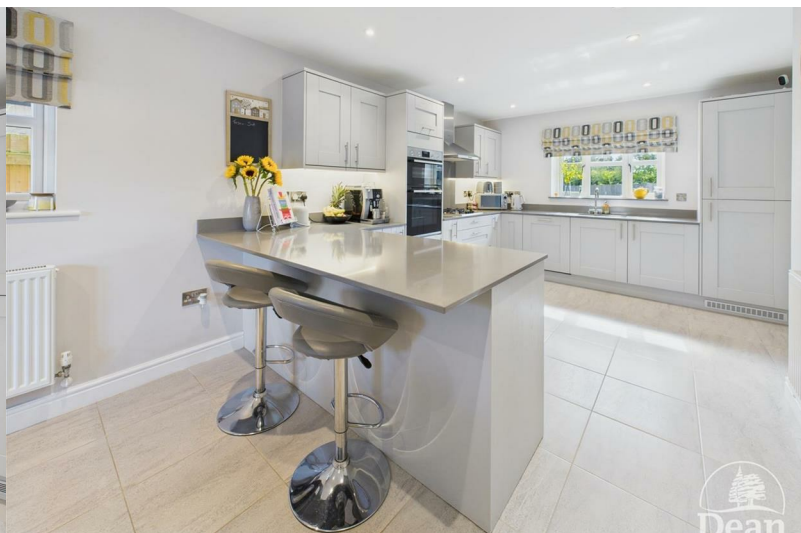




7 Dukes Close

Five Acres, Coleford, Gloucestershire, GL16 7SB

£499,950



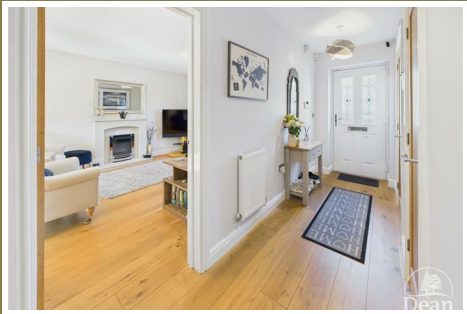
VIRTUAL TOUR AVAILABLE Located at the end of a quiet cul-de-sac is this most attractive four bedroom detached house with super sized gardens and adjoining school fields to the rear. We seldom see homes of this standard built on such plots and with so much space. We urge you to book a viewing appointment to appreciate what we have seen, it's a stunning location.

Offering craftsmanship with high-end contemporary finishes, the property is set within a highly sought-after residential location, the property offers generous living spaces, impeccable attention to detail and a layout designed for modern family life.

Boasting four well-proportioned bedrooms, a showhome style open-plan kitchen/diner, a bright dual-aspect lounge, this home is flooded with natural light throughout. The landscaped south-facing garden provides an ideal retreat with a large patio, lawn and mature planting — perfect for relaxing or entertaining.

Further highlights include a detached garage with EV charging, bespoke timber carport, a fully fitted utility room and stylish en suite to the master bedroom. Every detail has been carefully considered to offer both practicality and elegance.

This property is ideally positioned within an excellent school catchment area, with Five Acres High School performing nationally in the top 5% for GCSE grades. Families will also appreciate that Berry Hill Primary School is consistently rated "Good" in government inspections, further underlining the strength of local education options and making this a superb location for those prioritising schooling.



Approached via a paved path winding through an attractively lawned courtyard, the property welcomes you with a bespoke wooden porch and composite glazed front door.

Entrance Hallway:
16'2" x 6'8" (4.93m x 2.04m)

The spacious entrance hallway features stunning wooden flooring, understairs storage with lighting, brushed chrome fittings & a further built-in storage cupboard. A carpeted staircase leads to the first floor.

Cloakroom:
5'6" x 2'11" (1.69m x 0.89m)

A stylishly appointed cloakroom with low-level push-button W.C. and pedestal basin with mixer tap. Finished with tiled flooring, radiator, pendant light & extractor fan.

Lounge:
19'4" x 11'9" (5.90m x 3.60m)

Dual aspect, this beautifully presented living room enjoys dual-aspect light from a front-facing UPVC window and rear patio doors opening to the garden. A stone feature fireplace with contemporary chrome flame-effect fire adds warmth and charm. Finished with wooden flooring, two radiators, brushed chrome fittings and ample power and TV points.

Kitchen/Dining Room:
26'8" x 10'0" (8.14m x 3.05m)

This fabulous open-plan space is flooded with natural light from triple-aspect UPVC windows. The modern kitchen

boasts an extensive range of sleek units with granite worktops and upstands, a central island ideal for entertaining, and premium Bosch integrated appliances including double oven, gas hob with extractor, dishwasher, and fridge/freezer. Spot lighting and tiled flooring run throughout, with plenty of room for a large dining table and two radiators completing the space.

Utility Room:
6'10" x 6'0" (2.10m x 1.84m)

Practical and well-equipped, featuring matching cabinetry and granite worktops, stainless steel sink with mixer tap, and plumbing for both washing machine and tumble dryer. Access to the rear garden is provided via a glazed composite door. Includes wall-mounted boiler, extractor fan, and tiled flooring.

First Floor Landing:
13'7" x 6'2" (4.16m x 1.88m)

A gallery-style landing with custom balustrade, carpeted throughout with spot lighting, airing cupboard housing the hot water tank, and access to the loft.

Master Bedroom & En-Suite:
12'11" x 12'4" (3.94m x 3.77m)

A generously proportioned master suite with rear and side UPVC windows offering far-reaching views. Carpeted flooring, triple fitted wardrobe, central heating controls, and a door to the en suite shower room. The en suite is finished to a high standard with a large walk-in shower (Mira power shower), pedestal basin, WC, heated chrome towel rail, tiled flooring, spot lighting, and an extractor fan.

Bedroom Two:

10'8" x 10'5" (3.27m x 3.19m)

A bright double room with front-facing window, double fitted wardrobe, carpeted flooring, and radiator.

Bedroom Three:

10'9" x 8'10" (3.30m x 2.70m)

Currently used as a home office, this versatile room also features a fitted wardrobe, front-facing window, carpet, radiator.

Bedroom Four:

8'8" x 8'3" (2.66m x 2.54m)

Overlooking the rear garden, this charming fourth bedroom includes carpeted flooring, pendant lighting, and radiator.

Bathroom:

8'11" x 7'5" (2.73m x 2.27m)

Panelled bath, separate shower cubicle with shower, wash hand basin, W.C., UPVC double glazed frosted window to

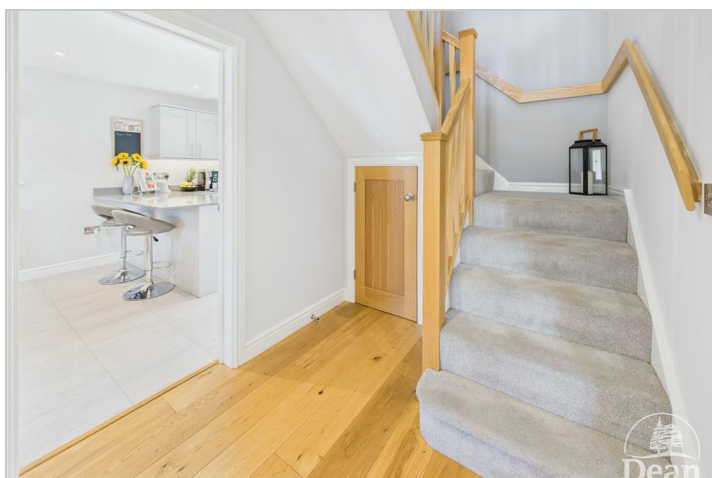
Rear Garden:

South-facing and beautifully landscaped, the garden offers a large Indian Sandstone patio being ideal for outdoor dining and entertaining. Mostly laid to lawn with mature planted borders, the space also features fruit trees and enjoys a high level of privacy with open space beyond. Secure gated access on both sides, external power, lighting and a water tap.

Driveway, Garage & Carport:

To the side, a spacious block-paved driveway provides ample parking and leads to a large detached garage with electric door, outdoor power, lighting and an electric vehicle charging point.

A bespoke timber carport adds further covered parking. Additional lawn and paved paths complete the external layout.



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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. 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

Floor 0

Floor 1

Approximate total area^m

1303 ft²
120.9 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

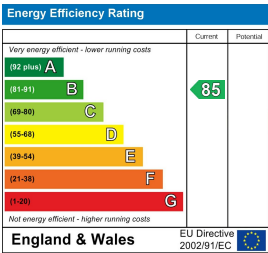
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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