5 Barrow Drive
Coleford GL16 7FH

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£399,950

A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, situated on the edge of this POPULAR DEVELOPMENT.

The property offers WELL-PROPORTIONED AND VERSATILE ACCOMMODATION arranged over two floors, including a HIGH-SPECIFICATION OPEN-PLAN KITCHEN/DINING/FAMILY ROOM, separate UTILITY room, and separate LOUNGE, plus further STUDY/PLAYROOM, downstairs WC and EN-SUITE TO BEDROOM ONE. Further benefits include a GARAGE, DRIVEWAY PARKING and a LANDSCAPED AND PRIVATE REAR GARDEN, making this an ideal home for modern family living.

Further benefits include UPGRADED CARPETS AND FLOORING, INTEGRATED AEG APPLIANCES, GRANITE WORKTOPS, AIR CONDITIONING TO TWO BEDROOMS, EV CHARGING POINT, GARAGE AND DRIVEWAY PARKING FOR TWO CARS.

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Pubs, Takeaway Restaurant, Petrol Station, Garage, Hairdressers, Chemist And Convenience Stores - One Including A Post Office. Sporting and Social Facilities Within The Village Include A Social Club, Gymnastics and Fitness Centre and a Rugby Club which houses Pitchside Café.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.

ENTRANCE HALLWAY
7'03 x 11'02 (2.21m x 3.40m)
Accessed via a composite entrance door, the welcoming entrance hallway has attractive LUXURY VINYL TILE FLOORING, radiator, power points and useful storage cupboard. Doors lead to the lounge, kitchen/dining/family room, WC and study/playroom, with stairs rising to the first floor.

LOUNGE
16'6" x 11'0" (5.03m x 3.35m)
A spacious and comfortable reception room featuring continuation of the luxury vinyl tile flooring, radiator, power points and television/media connection. A front-aspect double glazed window provides plenty of natural light and is fitted with blinds.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
26'5" x 10'1" (8.05m x 3.07m)
A superb open-plan space forming the heart of the home and providing an excellent area for both family life and entertaining. The HIGH-SPECIFICATION UPGRADED KITCHEN is fitted with a comprehensive range of matching wall and base units, GRANITE WORKTOPS, moulded stainless steel sink unit with mixer tap and inset ceiling spotlights.

Integrated AEG APPLIANCES include a fridge/freezer, dishwasher, wine fridge and double ovens, together with an AEG induction hob, glass splashback and extractor hood.
Convenient under-stairs pantry storage, fully fitted and equipped with lighting.

The kitchen opens directly into the dining area, with ample room for a large dining table and chairs. The accommodation then continues into the family/seating area, creating a particularly versatile space which can be arranged to suit individual requirements.

There is continuation of the luxury vinyl tile flooring, radiators, power points, rear-aspect double glazed window and double glazed double doors opening onto the rear garden, both with fitted blinds.

UTILITY ROOM
5'10" x 5'5" (1.78m x 1.65m)
Fitted with matching high-specification units and granite worktops, together with an integrated AEG washing machine and additional space for another appliance. There is a side-aspect double glazed composite door providing access to the garden, with a useful fitted mat to the entrance.

CLOAKROOM
5'4" x 2'8" (1.63m x 0.81m)
Comprising low-level WC, pedestal wash hand basin, part-tiled walls, heated towel rail, extractor fan and continuation of the luxury vinyl tile flooring.

STUDY/PLAYROOM
7'5" x 7'0" (2.26m x 2.13m)
A versatile additional reception room, ideal for use as a home office, study, playroom or snug. Having radiator, power points, continuation of the luxury vinyl tile flooring and front-aspect double glazed window with fitted blind.

FIRST FLOOR
The carpeted staircase leads to the first-floor landing. The upgraded carpeting continues throughout the bedrooms and landing, with the bathrooms having tiled walls and vinyl flooring. The landing has useful double-door airing/storage cupboard.

BEDROOM ONE
12'7" x 11'7" (3.84m x 3.53m)
A bright and spacious principal bedroom with radiator, power points and wardrobes. Two front-aspect double glazed windows, together with a further side-aspect double glazed window, provide excellent natural light and are fitted with blinds. The room also benefits from AIR CONDITIONING.

Door to:

EN-SUITE
7'4" x 4'8" (2.24m x 1.42m)
Fitted with a double shower enclosure with mains shower, pedestal wash hand basin and WC. Fully tiled walls, heated towel rail and vinyl flooring.

BEDROOM TWO
11'5" x 11'2" (3.48m x 3.40m)
Another good-sized double bedroom with radiator, power points, mirrored fitted wardrobes and additional storage cupboard. Front-aspect double glazed window with fitted blind and AIR CONDITIONING.

BEDROOM THREE
10'3" x 9'9" (3.12m x 2.97m)
Having radiator, power points and rear-aspect double glazed window with fitted blinds.
Complete with fitted wardrobes with mirrored sliding doors.

BEDROOM FOUR
9'2" x 8'10" (2.79m x 2.69m)
Having radiator, power points and rear-aspect double glazed window with fitted blind.

FAMILY BATHROOM
6'11" x 5'6" (2.11m x 1.68m)
A modern bathroom comprising double walk-in shower enclosure, pedestal wash hand basin and WC. Fully tiled walls, heated towel rail, inset ceiling spotlights, extractor fan and rear-aspect frosted double glazed window with fitted blind.

OUTSIDE
To the front of the property is a paved pathway leading to the entrance, together with a DRIVEWAY PROVIDING OFF-ROAD PARKING FOR TWO CARS. There is also an EV CHARGING POINT.

GARAGE
The garage is accessed via an up-and-over door and benefits from power and lighting.

REAR GARDEN
The rear garden has been thoughtfully landscaped to create an attractive and private outdoor space. There is large patio seating area, ideal for outdoor dining and entertaining, with two sets of external double power sockets and hot and cold water taps.

Beyond this is a central lawn surrounded by established and mature flower beds, with the garden enclosed by a combination of fencing and brick walling.

Festoon lightin adds to the garden's appeal, while its position towards the edge of the development provides a particularly private setting.

SERVICES
Mains - Water, Electricity, Drainage and Gas

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 are to be confirmed

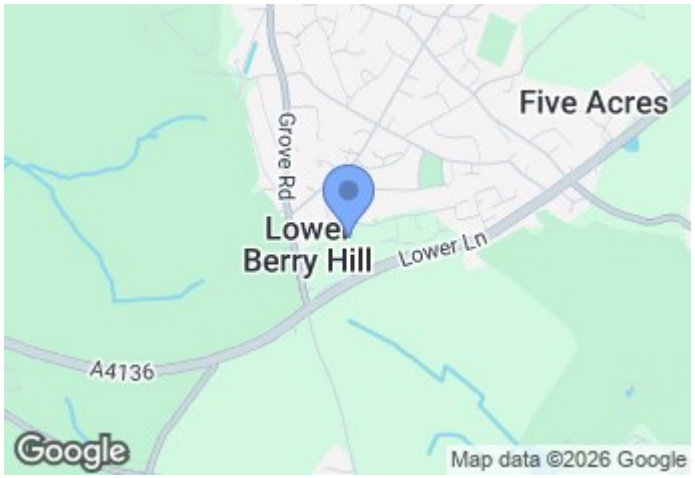
LOCAL AUTHORITY
Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold

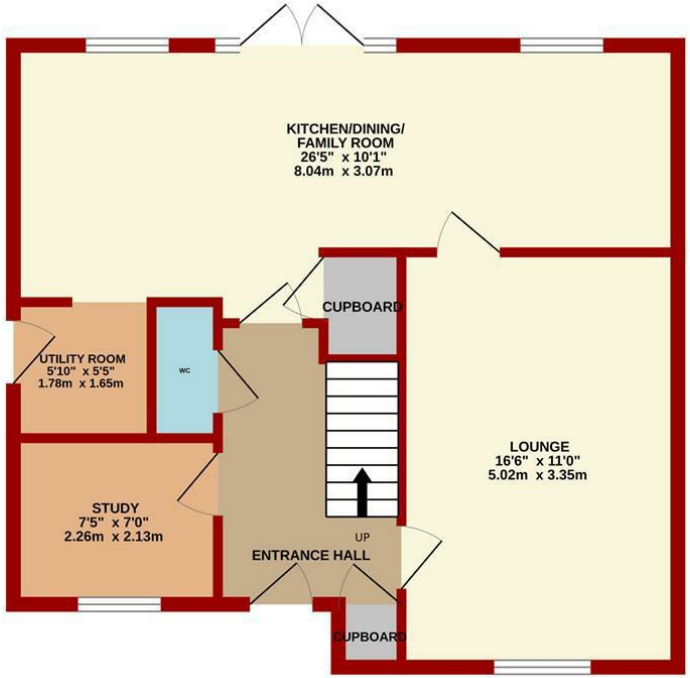
VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Coleford town centre, turn left at the traffic lights on to Bank Street then on to Staunton Road. Turn right onto The Gorse and then straight over at the cross roads onto Grove Road. Turn right into Ridgeway Avenue then right onto Barrow Drive where the property can be found at the end of the road on the left hand side.

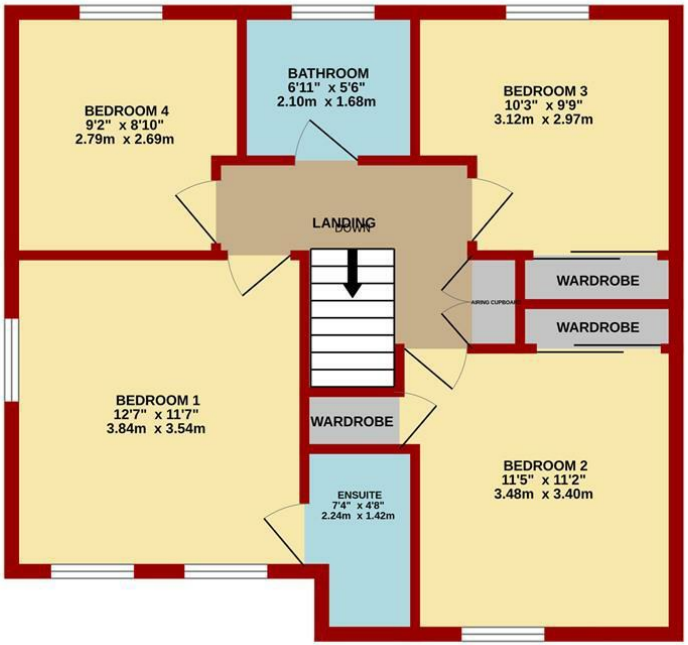
PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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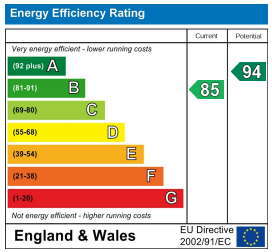

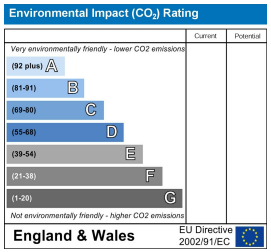

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.