



Pike Road

Coleford, Gloucestershire, GL16 8DE

Offers Over £300,000



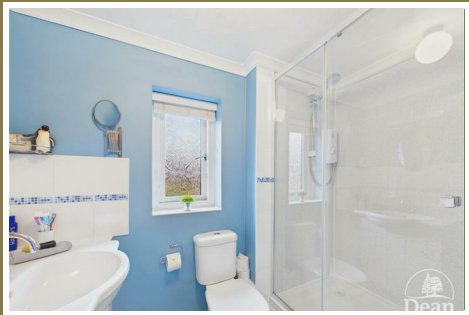
A beautifully presented detached family home, pleasantly positioned in a sought-after residential location within walking distance of the town and its amenities. Offering well-proportioned accommodation, enclosed gardens & the considerable benefit of a detached double garage, this property makes an excellent family home.

The ground floor is centred around an impressively spacious lounge/dining room, providing plenty of room for both comfortable seating & a dedicated dining area. Large windows allow plenty of natural light into the room, while the generous proportions offer excellent flexibility for family living & entertaining. The kitchen is fitted with a comprehensive range of wall & base units, complemented by contrasting work surfaces & tiled splashbacks. A useful ground floor cloakroom completes the accommodation on this level. To the first floor are three bedrooms, including a particularly generous master bedroom benefiting from an excellent range of fitted wardrobes. The remaining bedrooms provide flexible accommodation for children, guests or those requiring a home office, while the family shower room features a large glazed shower enclosure, W.C. & wash hand basin.

Outside, the property enjoys an enclosed, low-maintenance garden, thoughtfully arranged with decorative stone, barked areas & established planting, together with covered space providing an ideal spot for outdoor seating.

A particular highlight is the detached double garage, providing excellent secure parking, storage or workshop potential, with additional driveway space to the front.

Further benefits include gas central heating & double glazing throughout. With it's spacious living accommodation, three bedrooms, attractive enclosed outside space & substantial garaging, an internal viewing is highly recommended to fully appreciate everything this property has to offer.



Approached via UPVC double glazed front door into:

Entrance Porch:

3'6" x 3'4" (1.08m x 1.03m)

UPVC double glazed window to side aspect, UPVC double glazed frosted window into cloakroom, UPVC double glazed door into entrance hallway, lighting.

Entrance Hallway:

7'8" x 6'0" (2.35m x 1.85m)

Doors to kitchen, lounge/dining room & cloakroom, stairs to first floor landing, radiator, UPVC double glazed window to side aspect, power & lighting.

Cloakroom:

6'9" x 2'11" (2.08m x 0.89m)

W.C., wash hand basin, gas fired boiler, UPVC double glazed frosted window to front aspect, radiator, lighting.

Kitchen:

10'11" x 7'1" (3.35m x 2.17m)

A range of wall units, base units & drawers, worktops, one & a half bowl sink with drainer unit, tiled splashbacks, UPVC double glazed window to front

aspect, space & plumbing for washing machine & tumble dryer, space for undercounter fridge & freezer, space for oven, power & lighting.

Lounge/Dining Room:

20'2" x 17'6" (6.17m x 5.34m)

A fantastic open plan living space with a feature fireplace, UPVC double glazed windows to side and rear aspects, two radiators, UPVC double glazed door to garden, understairs storage cupboard, power & lighting.

First Floor Landing:

9'10" x 5'8" (3.00m x 1.75m)

UPVC double glazed window, storage cupboard, smoke alarm, power & lighting, doors to all bedrooms & shower room.

Bedroom One:

10'11" x 11'7" (3.35m x 3.55m)

UPVC double glazed window to front aspect, single panelled radiator, storage cupboard with hanging rails, power & lighting.

Bedroom Two:

11'11" x 8'6" (3.65m x 2.61m)

UPVC double glazed window to rear aspect, single panelled radiator, BT point, built in wardrobe with hanging rail, power & lighting.

Bedroom Three:

8'6" x 8'5" (2.61m x 2.59m)

UPVC double glazed window, single panelled radiator, loft access, power & lighting.

Shower Room:

8'7" x 6'2" (2.62m x 1.89m)

UPVC double glazed frosted window to side aspect, walk in shower with glass sliding screen, vanity sink unit, W.C., heated towel rail, lighting.

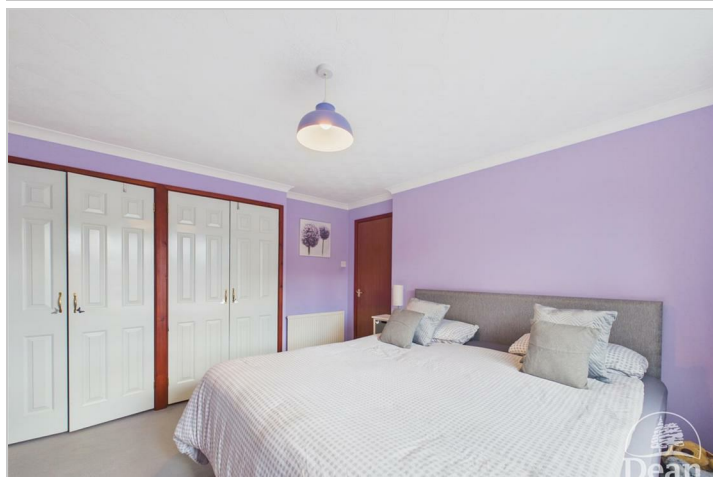
Outside:

Outside, the property benefits from a low-maintenance

garden, thoughtfully landscaped with a combination of decorative stone, barked areas & paved stepping stones. The garden is enclosed by fencing, creating a defined & relatively private outdoor space, with established shrubs & planting adding greenery & interest.

A covered seating area provides a useful sheltered space for outdoor furniture & entertaining, while gated access leads around the property.

A particular feature is the substantial detached double garage, providing excellent secure parking & storage space, complemented by a generous tarmac driveway offering off-road parking. The garage & driveway are conveniently positioned alongside the property, making this an excellent practical addition to the home.



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Road Map



Hybrid Map



Terrain Map



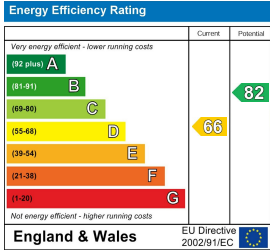
Floor Plan



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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