



17 Greenfield Road
Coleford GL16 8BY



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£525,000

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME enjoying **DOUBLE GARAGE, OFF ROAD PARKING** and **ENCLOSED REAR GARDEN** backing onto **OPEN FIELDS**, situated in a popular and convenient residential location.

The property offers generous and versatile accommodation, including a large kitchen/dining room, two reception rooms, utility room and en-suite to the principal bedroom. The house also has the added benefit of solar panels.

All in all, this is a well proportioned family home offering excellent living 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.



UPVC double glazed door with opaque glazed side panel leads into:

ENTRANCE HALLWAY

A welcoming entrance hall featuring solid oak flooring, radiator, telephone point and power points.

Stairs lead to the first floor with under stairs storage space and door to a useful storage cupboard with lighting, coat hanging space, shelving and alarm system.

Door giving access to:

CLOAKROOM

Fitted with a low level WC and vanity wash hand basin with cupboards below, radiator and rear aspect UPVC double glazed opaque window.

LOUNGE

18'3 x 11'9 (5.56m x 3.58m)

A generous main reception room featuring a coal effect gas fire with brick hearth and surround with solid wood mantel.

Front aspect UPVC double glazed window, two double radiators, television point, power points and coved ceiling.

Solid oak glazed double doors lead through to:

DINING ROOM

15'1 x 12'0 (4.60m x 3.66m)

A bright dining space with wood laminate flooring, radiator and power points. Two rear aspect UPVC double glazed windows and sliding patio doors with electric security shutters provide access to the rear garden and enjoy views towards the surrounding countryside.

KITCHEN / BREAKFAST ROOM

18'10 x 13'8 (5.74m x 4.17m)

A spacious fitted kitchen and family dining area forming the hub of the home, fitted with a range of base, wall and drawer mounted units with one and a half bowl single drainer sink unit and mixer taps over, built in double oven and grill, wine rack and part tiled walls. Further benefits include tiled flooring, inset ceiling spotlights, coved ceiling, two radiators, television point and power and appliance points, while two rear aspect UPVC double glazed windows with electric security shutters overlook the rear garden, with a door leading through to the utility room.





UTILITY ROOM

7'7 x 7'2 (2.31m x 2.18m)

With plumbing for automatic washing machine, wall mounted storage cupboards, tiled flooring and wall mounted thermostat control.

Rear aspect UPVC double glazed window and UPVC opaque double glazed door providing access outside. There are also electric security shutters fitted.

Internal door to:

DOUBLE GARAGE

A large double garage with power and lighting, offering ample storage space with fitted shelving and cupboards.

FIRST FLOOR LANDING

With radiator and power points. Door to airing cupboard with hot water tank and slatted shelving. Access to loft space via drop down ladder, which is fully boarded. Front aspect UPVC double glazed window.

BEDROOM ONE

12'5 x 11'9 (3.78m x 3.58m)

A spacious double bedroom featuring two built in double wardrobes, radiator, power points, television point and coved ceiling. Rear aspect UPVC double glazed window enjoying lovely views towards the surrounding countryside.

EN-SUITE

Fitted with corner shower cubicle with shower over, pedestal wash hand basin and low level WC. Part tiled walls, radiator and rear aspect opaque UPVC double glazed window.

BEDROOM TWO

11'9 x 10'0 (3.58m x 3.05m)

A double bedroom with built in wardrobes, radiator, television point and coved ceiling. Front aspect UPVC double glazed window.

BEDROOM THREE

11'7 x 9'1 (3.53m x 2.77m)

A well proportioned bedroom with radiator and power points. Front aspect UPVC double glazed window.

BEDROOM FOUR

10'09 x 8'1 (3.28m x 2.46m)

Currently used as a bedroom but equally suited as a home office or study, with radiator and rear aspect UPVC double glazed window offering countryside views.



BATHROOM

Fitted with a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Part tiled walls, radiator and side aspect opaque UPVC double glazed window.

OUTSIDE

The property is approached via a block paved driveway providing off road parking, leading to the double garage with up and over door.

The front garden features lawned and gravelled areas with flower borders, trees and shrubs, enclosed by brick walling.

Side access leads to the enclosed rear garden, which is mainly laid to lawn and includes patio seating areas, garden pond, greenhouse and storage shed.

The garden is enclosed by panel fencing and hedging and enjoys attractive open views over the surrounding countryside.

SERVICES

Mains water, electricity, gas and drainage. Solar Panels

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

To be advised.

LOCAL AUTHORITY

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

TENURE

Freehold





AGENTS NOTE

There is planning consent for a proposed residential development in the fields to the rear of the property. The planning reference number is: P1594/23/FUL

If you would like any further information please ask a member of the team.

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

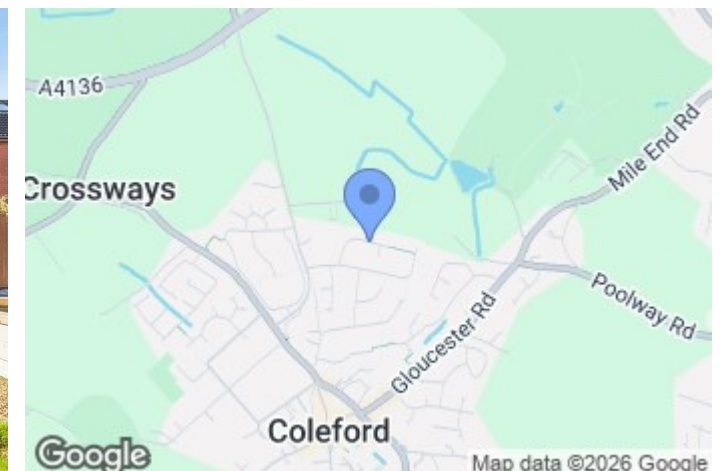
From Coleford office turn left at the traffic lights onto Bank Street and continue along turning right signposted Berry Hill. Proceed up the hill turning right into Coombs Road and taking the immediate right into Greenfield Road where the property can be found on the left hand side.

PROPERTY SURVEYS

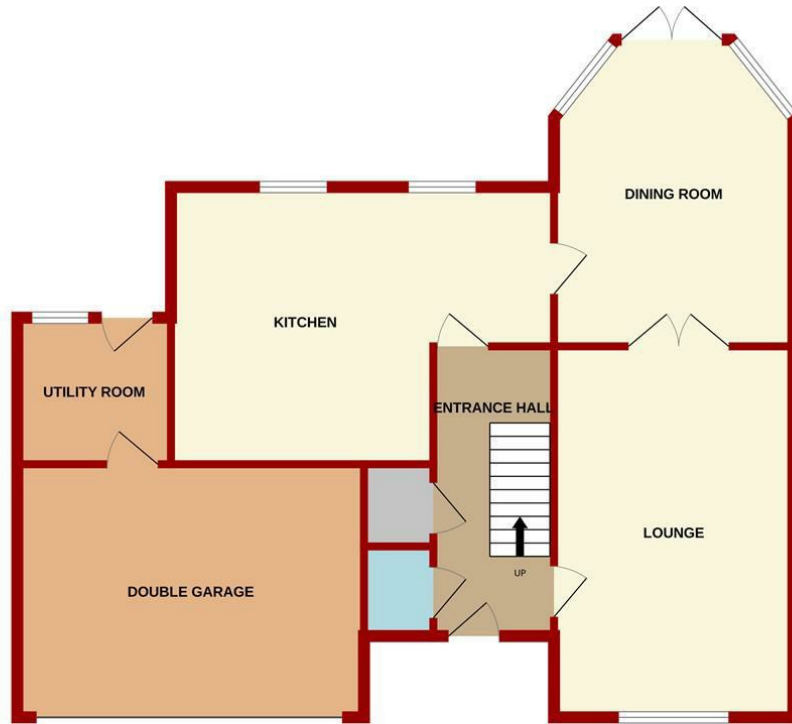
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

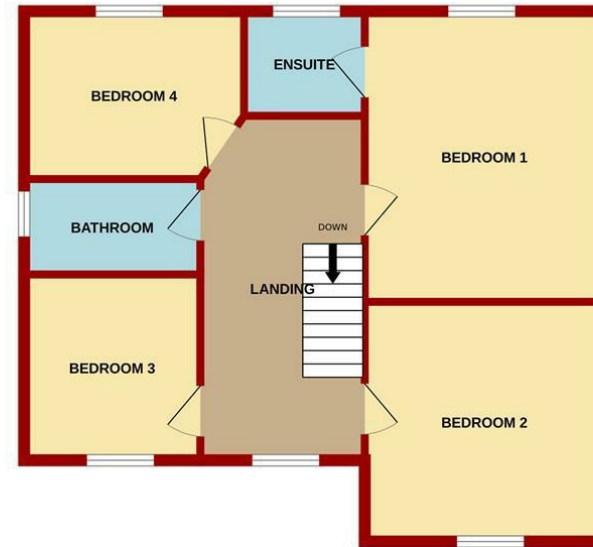
These details are yet to be approved by the vendor. Please contact the office for verified details.



GROUND FLOOR



1ST FLOOR



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.

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

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





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