



Coombs Road

Coleford, Gloucestershire, GL16 8AY

Offers Over £450,000



A beautifully presented & deceptively spacious family home, occupying a generous corner plot with beautifully maintained gardens, ample off road parking & versatile accommodation throughout. Offering a wonderful balance of generous living space & modern comforts, this impressive home is perfectly suited to growing families & those who enjoy entertaining.

The accommodation is welcomed by a bright entrance hallway, creating an excellent first impression with a door to the lounge. The outstanding lounge is a real highlight of the property, offering an impressive amount of space with a feature fireplace & French doors opening directly onto the gardens. A separate dining room provides an ideal setting for formal meals, whilst the sun room enjoys views over the rear garden & offers a peaceful space to relax throughout the year. The contemporary kitchen has been thoughtfully designed with an extensive range of fitted units & generous worktop space, providing an ideal hub for everyday family life. A separate utility room offers additional practicality & leads through to a modern shower room, making this an ideal area for busy households. To the first floor, the property continues to impress with three well proportioned bedrooms. The spacious master bedroom benefits from an extensive range of fitted wardrobes, whilst the remaining bedrooms provide excellent flexibility for family living or those working from home. The accommodation is complemented by a beautifully appointed family bathroom featuring a modern suite.

Externally, the property occupies an enviable corner plot with wraparound lawned gardens, mature hedging and established flower beds creating an attractive & private setting. To the rear, a delightful decked seating area provides the perfect space for outdoor dining. To the front a driveway offers off-road parking for multiple vehicles, including a caravan, whilst the attractive gardens continue around the side of the property, enhancing its sense of space.



Approached via UPVC double glazed front door & windows into:

Entrance Hallway:

10'9" x 6'6" (3.29m x 2.00m)

Double panelled radiator, storage cupboard, power & lighting, door into lounge.

Lounge:

24'4" x 15'11" (7.43m x 4.86m)

Feature electric fireplace with mantel, UPVC double glazed window to front aspect, UPVC double glazed French doors into garden, three double panelled radiators, power & lighting, door to kitchen, stairs to first floor landing.

Kitchen:

15'9" x 10'10" (4.82m x 3.31m)

A range of base units, wall units & drawers, worktops, stainless steel one & a half bowl sink with drainer unit, tiled splashbacks, double oven, gas hob, extractor hood, integrated dishwasher, double panelled radiator, UPVC double glazed windows to side & rear aspect, spotlights & power, space for table & chairs, door to inner hallway.

Inner Hallway:

13'8" x 4'5" (4.19m x 1.36m)

UPVC double glazed door to rear garden, tiled flooring, consumer unit, double doors to dining room & sun room/bedroom four, door to utility room, double panelled radiator, power & lighting, storage cupboard.

Sun Room/Bedroom Four:

11'5" x 8'2" (3.48m x 2.51m)

UPVC double glazed sliding doors to rear garden, UPVC double

glazed window to side aspect, double panelled radiator, power & lighting.

Dining Room:

14'11" x 8'2" (4.57m x 2.51m)

Double panelled radiator, UPVC double glazed windows to front & side aspects, power & lighting.

Utility Room:

6'7" x 5'0" (2.03m x 1.54m)

Space & plumbing for washing machine & tumbledryer, worktops, UPVC double glazed window to side aspect, door to shower room, power & lighting, tiled flooring.

Shower Room:

6'7" x 4'11" (2.02m x 1.50m)

Shower cubicle with electric shower, vanity unit with inset wash hand basin, W.C., double panelled radiator, UPVC double glazed frosted window to rear aspect, extractor fan, spotlights, tiled walls, tiled flooring.

First Floor Landing:

14'9" x 4'10" (4.52m x 1.48m)

UPVC double glazed window to side aspect, doors to all bedrooms & bathroom, double panelled radiator, power & lighting.

Bedroom One:

15'10" x 11'8" (4.84m x 3.58m)

UPVC double glazed window to front aspect, single panelled radiator, fitted wardrobes, power & spotlights.

Bedroom Two:

12'6" x 8'11" (3.82m x 2.73m)

UPVC double glazed window to side aspect, single panelled radiator, power & lighting.

Bedroom Three:

10'10" x 8'3" (3.32m x 2.52m)

UPVC double glazed window to rear aspect, single panelled radiator, storage cupboard, power & lighting.

Bathroom:

8'0" x 7'3" (2.45m x 2.23m)

Panelled bath with glass shower screen & shower over, vanity unit with inset W.C. & wash hand basin, wall units, tiled walls, vinyl flooring, heated towel rail, cupboard, UPVC double glazed frosted window to side aspect, spotlights.

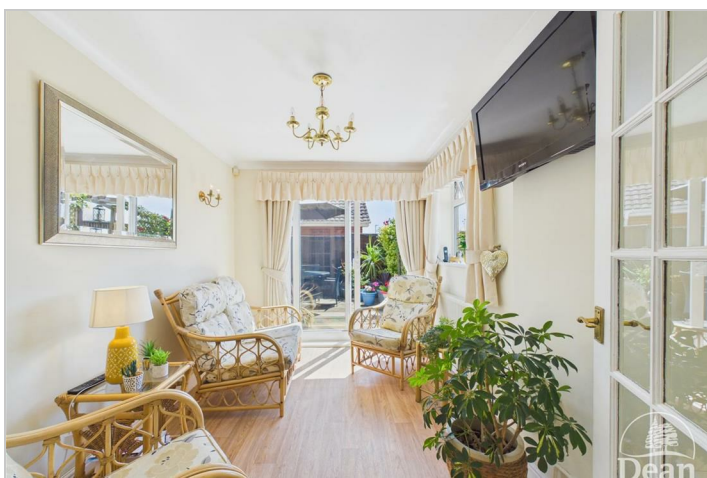
Outside:

The property occupies a generous corner plot, enjoying wraparound gardens that have been beautifully maintained to create an attractive & private outdoor setting. To the front, a block-paved

driveway provides ample off-road parking for multiple vehicles, with additional space suitable for a caravan or motorhome. The front garden is mainly laid to lawn and complemented by colourful flower borders and established shrubs, creating an inviting first impression.

The gardens continue around both sides of the property, where neatly maintained lawns are bordered by mature hedging, ornamental planting & well-stocked flower beds, providing a pleasant degree of privacy & an attractive outlook from every aspect of the home.

To the rear, a sunny decked seating area offers the perfect space for outdoor dining, entertaining or simply relaxing during the warmer months. The garden is enclosed by timber fencing & features an attractive selection of potted plants, ornamental shrubs & a useful timber storage shed. The wraparound lawn continues beyond the decking, providing plenty of space for children to play or keen gardeners to enjoy, making the outside space just as impressive as the accommodation within.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



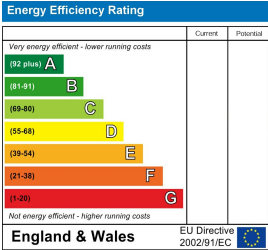
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

