Dean
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# Greenfield Road

Coleford, Gloucestershire, GL16 8BY

## Offers Over £485,000

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A substantial four bedroom detached family home, offering generous & versatile accommodation together with a large rear garden, double garage & ample off-road parking.

The ground floor provides excellent space for family living, with a particularly generous lounge enjoying plenty of natural light and views towards the rear garden. The kitchen/breakfast room offers an extensive range of units & worktop space, together with room for everyday dining, while a separate dining room provides an ideal setting for family meals & entertaining. Further practical accommodation includes a utility room & ground floor cloakroom.

To the first floor are four well proportioned bedrooms, providing plenty of flexibility for a growing family, guests or those requiring a home office, alongside the family bathroom.

Outside is a real highlight of the property. The large rear garden offers an excellent amount of outdoor space, predominantly laid to lawn with a substantial paved patio providing plenty of room for seating, entertaining & family use. To the front, a generous driveway provides ample off-road parking & leads to the impressive double garage, offering excellent parking, storage or workshop potential.

A spacious & practical family home with an excellent plot, solar panels & a power wall, generous living accommodation & superb parking, offering plenty of scope for a purchaser to make the property their own. The property also includes a security camera system & electric roller shutters.







Approached via UPVC double glazed door with opaque glazed side panel into:

Entrance Hallway:
14'7" x 6'5" (4.45m x 1.96m)
Solid oak flooring, radiator, telephone point, power & lighting, doors to lounge, kitchen & cloakroom, stairs to the first floor landing, understairs storage space and door to a useful storage cupboard with lighting, coat hanging space, shelving & alarm system.

Cloakroom:
7'0" x 3'5" (2.14m x 1.05m)
W.C., vanity unit with inset wash hand basin, radiator, UPVC double glazed opaque window to rear aspect, lighting.

Lounge:
18'1" x 11'8" (5.52m x 3.57m)
Feature coal effect gas fire, UPVC double glazed window to front aspect, two double radiators, television point, power & lighting, solid oak glazed double doors to dining room.

Dining Room:
14'6" x 11'8" (4.44m x 3.58m)
Wood laminate flooring, radiator, power & lighting, two UPVC double glazed windows to rear aspect, French doors with electric security shutters provide access to the rear garden.

Kitchen/Breakfast Room:
18'5" x 13'8" (5.63m x 4.17m)
A range of base units, wall units & drawers, worktops, one & a half bowl sink with drainer unit & mixer taps over, built in double oven & grill, tiled splashbacks, tiled flooring, inset ceiling spotlights, two radiators, television point, power & lighting, two UPVC double glazed windows with electric security shutters to rear aspect, door to the utility room.

Utility Room:
7'1" x 6'11" (2.16m x 2.12m)
Space & plumbing for washing machine, wall mounted storage cupboards, tiled flooring, wall mounted thermostat control, UPVC double glazed window to rear aspect, UPVC opaque double glazed door to outside, door to garage, electric security shutters fitted.

First Floor Landing:
18'1" x 6'5" (5.53m x 1.97m)
Radiator, power & lighting, door to airing cupboard with hot water tank & slatted shelving, loft access, UPVC double glazed window to front aspect, doors to all bedrooms & bathroom.

Bedroom One:
12'4" x 11'8" (3.78m x 3.56m)
Two built in double wardrobes, radiator, power & lighting, television point, UPVC double glazed window to rear aspect.

En-Suite:
7'5" x 5'6" (2.28m x 1.68m)
Corner shower cubicle with shower over, pedestal wash hand basin, low level W.C., partly tiled walls, radiator, opaque UPVC double glazed window to rear aspect.

Bedroom Two:
11'8" x 9'9" (3.56m x 2.99m)
Built in wardrobes, radiator, television point, UPVC double glazed window to front aspect, power & lighting.

Bedroom Three:
11'5" x 9'0" (3.49m x 2.75m)
Radiator, power & lighting, UPVC double glazed window to front aspect.

Bedroom Four:
10'7" x 8'1" (3.23m x 2.48m)
UPVC double glazed window to rear aspect, power & lighting, radiator.

Bathroom:
8'0" x 6'2" (2.46m x 1.88m)
Panelled bath, pedestal wash hand basin, low level W.C., partly tiled walls, radiator, opaque UPVC double glazed window to side aspect.

Outside:
To the front, the property is approached via a substantial block-paved driveway, providing ample off-road parking for several vehicles and leading to the large double garage with an electric-style roller door. An area of lawn and established planting provides additional greenery, whilst solar panels are fitted to the roof.

The generous rear garden is a particular feature of the property, offering an excellent amount of space for families & outdoor entertaining. A large paved patio extends across the rear of the house, providing plenty of room for seating, dining and barbecues, with the remainder of the garden predominantly laid to lawn and enclosed by fencing & established boundaries.

Within the garden is a substantial raised pond, currently stocked with fish, together with a timber garden shed providing useful storage. The overall size of the garden offers plenty of scope for further landscaping, play equipment or additional seating areas, making it a versatile and enjoyable outdoor space.

Double Garage:
19'0" x 15'4" (5.81m x 4.69m)
Power & lighting, offering ample storage space with fitted shelving & cupboards, Tesla power wall.






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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.
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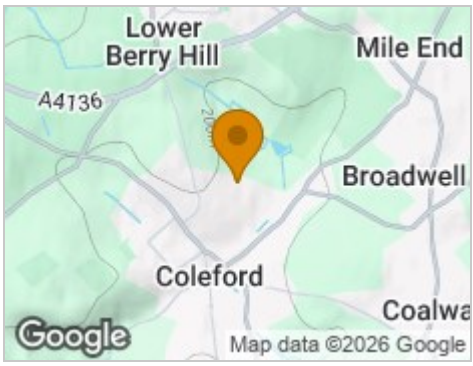
## Road Map



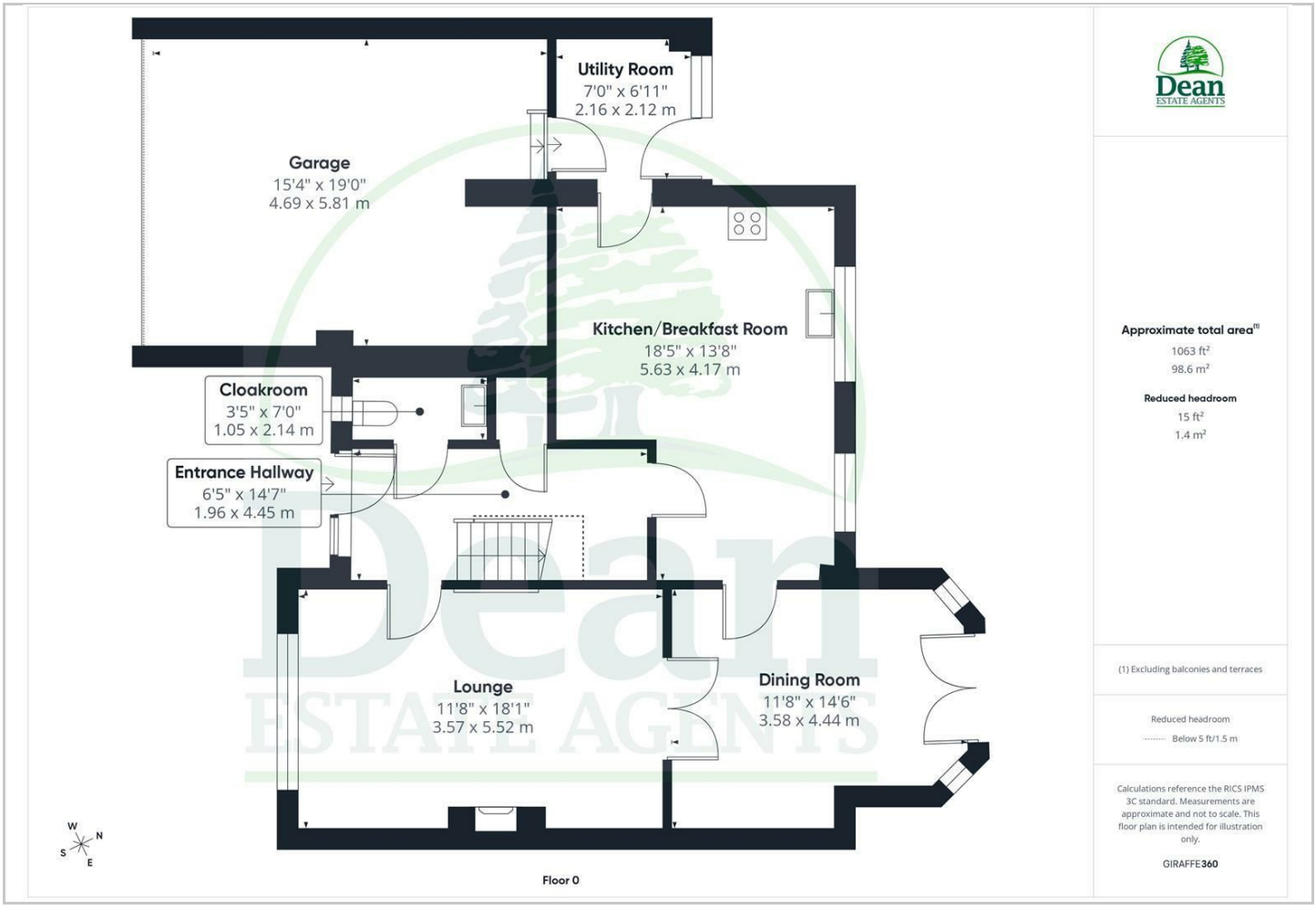

## Hybrid Map




## Terrain Map



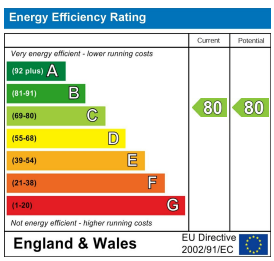

## Floor Plan




## 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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