



Gloucester Road

Coleford, Gloucestershire, GL16 8BN

£299,950



A spacious & versatile three bedroom family home, offering well proportioned accommodation arranged over three levels, complemented by a delightful rear garden, off-road parking & a garage. With a flexible layout, multiple reception spaces & attractive outdoor areas, this property is ideally suited to modern family living.

The accommodation is approached via a welcoming entrance hallway, with a convenient cloakroom & staircase leading to the upper floors. The spacious lounge provides a comfortable & inviting living area, featuring an attractive fireplace & French doors opening directly onto the rear garden, allowing plenty of natural light to fill the room. The fitted kitchen offers a range of wall & base units, ample worktop space & room for essential appliances, providing a practical space for everyday cooking.

Arranged across the upper floors are three well proportioned bedrooms, including a generous master bedroom benefiting from its own en-suite shower room. The remaining bedrooms offer excellent flexibility for family members, guests or those working from home, complemented by a family bathroom. An additional snug/home office provides a versatile space, ideal as a cosy second sitting room, study or playroom.

Outside, the property enjoys an enclosed rear garden, thoughtfully arranged over different levels to provide a variety of outdoor spaces. A paved patio offers an ideal setting for outdoor dining & entertaining, while the lawned areas, established planting & raised decking provide further opportunities to relax & enjoy the surroundings. A garden summerhouse adds an attractive feature to the outdoor space.



Approached via a UPVC double glazed front door into:

Entrance Hallway (First Floor):

4'4" x 11'1" (1.33m x 3.39m)

Stairs to second floor landing & ground floor, door to snug/office, kitchen & cloakroom, UPVC double glazed window, power & lighting, smoke alarm, consumer unit, radiator.

Snug/Office:

11'0" x 7'1" (3.37m x 2.16m)

Double glazed UPVC window to front aspect, radiator, power & lighting.

Kitchen:

11'9" x 9'11" (3.60m x 3.03m)

A range of wall units & base units, gas hob with gas oven below & extractor fan above, double glazed UPVC window to rear aspect, breakfast bar, integrated fridge/freezer, dishwasher & washing machine, one & a half bowl stainless sink with mixer tap & drainer unit.

Cloakroom:

5'1" x 3'6" (1.55m x 1.08m)

W.C., wash hand basin, tiled splashback, heated towel rail, lighting, extractor fan.

Second Floor Landing:

9'10" x 3'1" (3.02m x 0.95m)

Doors to all bedrooms & bathroom, power & lighting, smoke alarm.

Bedroom One:

15'3" x 9'11" (4.65m x 3.03m)

Two double glazed UPVC windows to rear aspect, wardrobes, door to en-suite, power & lighting, radiator.

En-Suite:

6'0" x 4'2" (1.83m x 1.29m)

Shower cubicle, W.C., hand wash basin with wall mounted light up mirror above, wall tiling, radiator, lighting, extractor fan.

Bedroom Two:

11'2" x 8'7" (3.41m x 2.63m)

Double glazed UPVC window to front aspect, radiator, power & lighting, wardrobe.

Bedroom Three:

8'7" x 7'9" (2.62m x 2.37m)

Double glazed UPVC window to front aspect, radiator, wardrobe, power & lighting.

Bathroom:

8'3" x 7'6" (2.54m x 2.31m)

Wooden panelled bath, shower cubicle, wash hand basin, W.C., heated towel rail, tiled walls, tiled flooring, extractor fan, lighting.

Ground Floor:

Lounge:

20'8" x 11'9" (6.30m x 3.59m)

Double glazed UPVC double doors to rear garden, TV point, power & lighting, radiator.

Outside:

The property benefits from a generously sized, beautifully tiered rear garden, offering a variety of areas for outdoor relaxation & entertaining. The lower level features a spacious paved patio, ideal for alfresco dining, alongside a

lawned area & a charming summer house providing additional space to enjoy the garden. Raised beds, mature planting & attractive timber sleepers add character throughout, while steps lead to an elevated garden area featuring artificial lawn & a further decked seating area, enjoying pleasant views across the surrounding area. A particularly unique feature is the characterful 16th-century stone pizza oven, creating a wonderful focal point for outdoor entertaining. Further benefits include a useful wooden shed, outside tap, retractable awning & side access.

Garage:

21'3" x 12'3" (6.48m x 3.75m)

Up & over door, door to the side, power & lighting.



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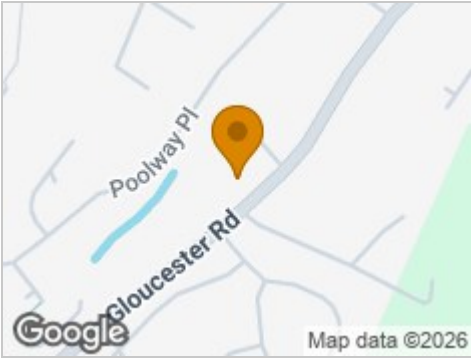
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Road Map



Hybrid Map



Terrain Map



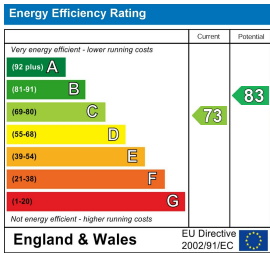
Floor Plan



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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