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Lawdley Road

Coleford, Gloucestershire, GL16 8SB

£350,000

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A beautifully presented modern detached family home, offering generous & versatile accommodation with an impressive contemporary kitchen, bright living spaces & attractive gardens.

The ground floor is centred around a superb modern fitted kitchen, featuring an extensive range of shaker-style units, integrated appliances, a substantial central island & plenty of preparation & storage space. The kitchen flows through to a particularly attractive dining room, flooded with natural light from extensive glazing & rooflights, with French doors providing direct access to the rear garden. A separate utility room provides additional practicality.

The spacious lounge is another highlight, offering excellent proportions with a feature fireplace & an abundance of natural light from windows to two aspects. The ground floor is completed by a welcoming entrance hallway & convenient cloakroom.

Upstairs, the property provides four bedrooms, including a generous master bedroom benefiting from its own en-suite shower room. The remaining bedrooms offer flexibility for family accommodation, guests or home working, while a modern family bathroom serves the rest of the first floor.

Outside, the property enjoys an enclosed & established rear garden, combining a lawn with mature planting & a separate low-maintenance area featuring artificial lawn & paved seating space, creating several areas for relaxing & entertaining.

To the side of the property is a driveway providing off-road parking, leading to a garage, offering useful additional parking & storage.

Overall, this is a spacious & well presented family home, with the impressive kitchen & light-filled garden room being particular highlights, complemented by four bedrooms, two bathrooms, a garage & attractive outdoor space.







Approached via composite front door into:

Entrance Hallway:
9'6" x 6'4" (2.90m x 1.95m)
Door to cloakroom, kitchen & lounge, stairs to first floor landing, tiled flooring, consumer unit, vertical radiator, power & lighting.

Cloakroom:
4'8" x 3'1" (1.43m x 0.96m)
W.C., wash hand basin, tiled flooring, lighting, double panelled radiator, extractor fan.

Lounge:
19'9" x 11'2" (6.04m x 3.42m)
UPVC double glazed bay window to side aspect, UPVC double glazed window to side aspect, UPVC double glazed window to front aspect, feature electric fireplace with wooden mantel, two double panelled radiators, power & lighting.

Kitchen:
19'10" x 11'2" (6.05m x 3.41m)
A range of base units, wall units & drawers, kitchen island with integrated induction hob, worktops, one & a half sink with drainer unit, wine fridge, integrated double oven, integrated dishwasher, integrated fridge/freezer, tiled splashbacks, built in shelving, UPVC double glazed window to front aspect, double panelled radiator, tiled flooring, opening into utility room, opening into dining room, vertical radiator, power & lighting.

Dining Room:
17'5" x 6'10" (5.33m x 2.10m)
Tiled flooring, UPVC double glazed windows to side aspect, UPVC double glazed French doors to garden, virtual radiator, power & lighting.

Utility Room:
4'11" x 3'2" (1.51m x 0.98m)
Base unit, wall unit, worktop, space & plumbing for washing machine, space for tumble dryer, tiled flooring, tiled splashbacks, shelving, power & lighting.

First Floor Landing:
12'6" x 6'3" (3.82m x 1.93m)
Doors to all bedrooms & bathroom, loft access, airing cupboard, power & lighting.

Bedroom One:
10'8" x 9'10" (3.26m x 3.02m)
Fitted wardrobes, UPVC double glazed window to front aspect, double panelled radiator, power & lighting.

En-Suite:
9'4" x 5'3" (2.86m x 1.61m)
Double walk in shower with electric shower, W.C., wash hand basin, vinyl flooring, partly tiled walls, double panelled radiator, UPVC double glazed frosted window to side aspect, lighting, extractor fan.

Bedroom Two:
11'3" x 9'5" (3.43m x 2.88m)
UPVC double glazed window to side aspect, fitted wardrobes, double panelled radiator, power & lighting.

Bedroom Three:
10'0" x 8'3" (3.07m x 2.53m)
UPVC double glazed window to front aspect, double panelled radiator, power & lighting.

Bedroom Four:
9'11" x 7'0" (3.04m x 2.14m)
UPVC double glazed window to front aspect, double panelled radiator, fitted wardrobes, power & lighting.

Bathroom:
6'5" x 6'0" (1.96m x 1.84m)
Panelled bath with shower over, W.C., wash hand basin, partly tiled walls, vinyl flooring, extractor fan, lighting, UPVC double glazed frosted window to rear aspect, double panelled radiator.

Garage:
19'0" x 9'2" (5.81m x 2.81m)
Up & over door, UPVC double glazed door to side, power & lighting.

Outside:
To the outside, the property benefits from a private & enclosed garden, offering a combination of lawned & low-maintenance areas. The main garden is predominantly laid to lawn & bordered by mature shrubs, trees & established planting, with stone walling providing an attractive backdrop & a good degree of privacy.

A further section of garden provides an artificial lawn & generous paved patio, creating an ideal space for outdoor seating, entertaining & dining. The garden extends around the side of the property, providing useful access & additional outside space.

The property also benefits from a detached garage, complete with its own driveway providing off-road parking. Mature hedging and established greenery surround the property, adding privacy & creating an attractive setting.






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Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

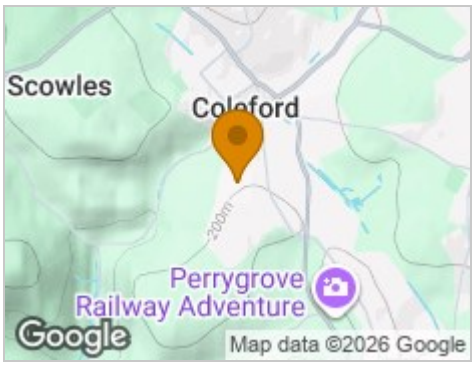
Road Map



Hybrid Map



Terrain Map



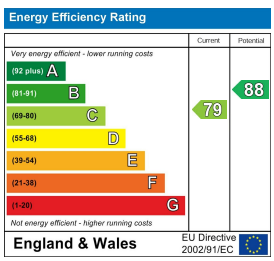
Floor Plan



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



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