
Speedwell
Coleford


Albert & Frederick
FOR SALE

26 Speedwell Coleford GL16

• A fabulous family home with a detached annexe in Mile End, Coleford •
• 3 bedrooms • Large open plan modern kitchen and lounge •
• Downstairs WC • Walk-in shower room • Chain free •
• Detached self-contained annexe with an open plan kitchen & lounge •
• Private rear garden • Private driveway • Quiet location •

A fabulous family home with a detached annexe in Mile End, Coleford

In summary, a CHAIN FREE fabulous semi-detached family home, with 3 bedrooms, open plan lounge & modern kitchen, downstairs WC, shower room, private garden, detached self contained annexe, private off road parking.
The property is situated in Mile End, on the outskirts of the popular town of Coleford in the heart of the Forest of Dean, a short drive from the river Wye , the river Severn and the picturesque towns of Coleford, Ross-On-Wye and Monmouth.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside that England has to offer.
The Forest of Dean is home to stunning walks and cycling, nestled between the river Wye and the river Severn.

Vendors' comments: 'After many happy years here, this house has been much more than just a place to live – it has truly been our home. It has been the setting for family celebrations, quiet evenings, and countless memories that we will always treasure.
One of the things we have loved most is how welcoming the house feels. It is bright, spacious, and comfortable, with a layout that works beautifully for both everyday family life and entertaining friends. Whether enjoying a peaceful morning coffee, hosting family gatherings, or simply relaxing at the end of the day, the house has always felt warm and inviting.
The garden has been another favourite feature, providing a lovely space to sit, unwind, and enjoy the changing seasons. It offers the perfect balance of privacy and outdoor living
Leaving a home filled with so many wonderful memories is never easy, but we are excited for another family to enjoy everything this house has to offer. We hope they will create as many happy memories here as we have.'

The **entrance hall** welcomes you into the house, there is a **WC** to the right with a modern white suite, small window and a radiator.

The open plan **kitchen & lounge** is a lovely room. The modern kitchen has plenty of cupboard and worktop space, with integrated appliances including a washing machine, dishwasher, fridge freezer, and a breakfast bar feature with integrated hob. There are windows out from the kitchen and double patio doors from the lounge to the private rear garden. The lounge is a spacious area with a large storage cupboard under the stairs which houses the tumble drier. Throughout the ground floor is wood effect flooring.

The **landing** at the top of the stairs has a large storage cupboard with carpeted flooring that leads you to the **3 bedrooms** and **shower room**.

Bedroom 1 looks out to the front of the house. This double bedroom has carpeted flooring, and a large window for lots of natural light. There is a large radiator and a built-in wardrobe.

Bedroom 2 is a single bedroom. This lovely room has a window, radiator and carpeted floor. Could also be utilised as an ideal nursery or home office.

The **shower room** has wood effect flooring, a large walk-in shower cubicle with tiled walls, and an integrated over head shower rose. There is a window, towel radiator, modern sink and toilet with a storage cupboard.

The **Primary bedroom** is a large double bedroom positioned at the rear of the house. There is a large window for lots of light. The floor is natural wooden flooring, has a radiator and large double built-in wardrobes.

The **private garden** is a lovely space to relax, is south facing and a real sun trap with sun all day. It has a large patio area, artificial grass space and a large garden shed. The perfect place to entertain friends with a BBQ. There is a side gate to the driveway and annexe, and double patio doors to the lounge.

The **private driveway** is positioned at the front of the house with the detached annexe.

The **detached annexe** was converted from an existing garage. This self-contained space has an open plan modern kitchen and lounge with a window looking out to the driveway and a ceiling window for extra light. The floor throughout is wood effect flooring.
There is a single bedroom with another ceiling window, with an en-suite walk-in shower room with floor to ceiling tiles, a white modern suite with integrated shower. There is a small window for natural light.

Building size: TBC approx sq ft
Broadband connectivity: Super Fibre.
Mobile coverage: 4G voice & data.
Services: Mains water and gas. (Annexe - electric)
Council Tax: C.
Additional:
Annexe built 2023.
Downstairs renovation completed 2020.

LOCATION:

Perfectly situated in the heart of the Forest of Dean.

The popular town of Coleford is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including cycling, Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Ross-on-Wye and Monmouth and easy accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.



ROSS ON WYE - 10.2 MILES
MONMOUTH - 7.2 MILES
LYDNEY - 7.0 MILES
GLOUCESTER - 21 MILES
CHELTENHAM - 27.8 MILES
BRISTOL - 30.6 MILES

All distances are approximate




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HOME


GL16
EAT-SLEEP-CHILL-REPEAT
STORY






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HOME


GL16
EAT
STORY




STORY


HOME





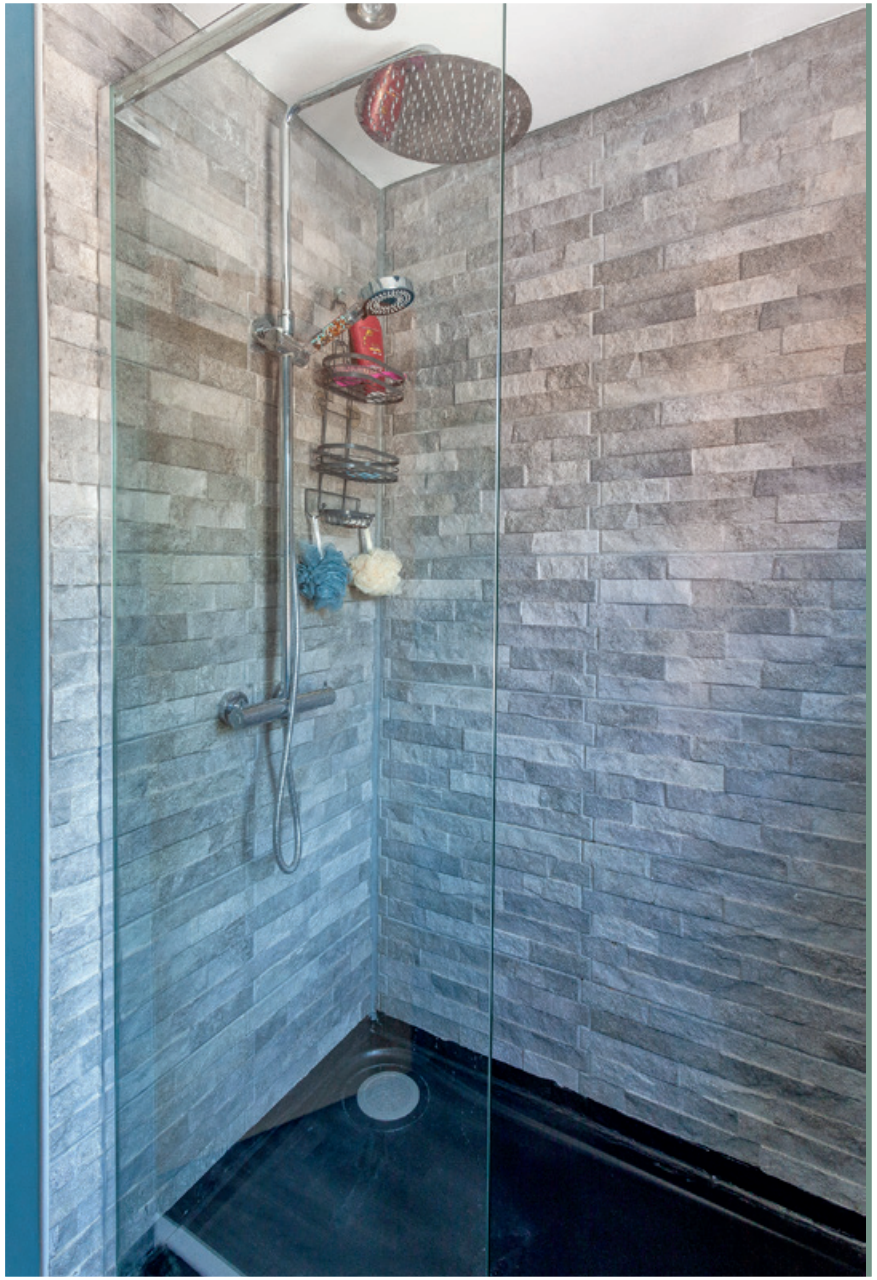

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Guide price £325,000

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Albert & Frederick

estate agents