



**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Situated with immediate access into the woodland, this three-bedroom property offers spacious living with two reception rooms, a detached garage with potential for further conversion (subject to the necessary planning permissions), ample parking, and enclosed gardens.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, shop, village pub, park with recreation ground and a local football club.

Entered via a welcoming hallway, which provides a natural sense of arrival and leads neatly into the heart of the home. From here, doors open into the principal living spaces, creating an easy and intuitive flow. The living room is a warm and inviting space with excellent proportions, allowing for a variety of furniture layouts without feeling crowded. A charming feature fireplace sits neatly to one side, creating a natural focal point and adding character to the room – ideal for cosy evenings in. The fireplace surround and hearth provide useful display space, enhancing the room's homely feel. There is ample room for full-sized sofas and armchairs, as demonstrated, while still retaining a comfortable sense of flow through the space. Soft neutral carpets and light wall finishes help to keep the room bright, complemented by decorative wallpaper that adds subtle interest without overwhelming the space. Glazed double doors at the far end of the room draw natural light through from the adjoining sunroom, visually extending the space and creating a lovely connection between the main living area and the lighter, garden-facing rooms beyond. Overall, this is a versatile and welcoming reception room that works equally well for everyday living and entertaining.

Positioned just off the living room, the sun room is a bright and characterful space that adds a wonderful sense of flexibility to the home. Fully glazed to maximise natural light, it enjoys a pleasant outlook and a strong connection between the main living



