Dean
ESTATE AGENTS

Tel: 01594 835751
Email: coleford@deanestateagents.co.uk

Broadwell Bridge

Broadwell, Coleford, Gloucestershire, GL16 7GA

£500,000

5 2 2

An impressive four bedroom detached family home, offering spacious & versatile accommodation together with a double garage, generous off-road parking & an attractive enclosed rear garden.

The ground floor provides excellent living space, beginning with a beautifully presented & thoughtfully designed kitchen, fitted with an extensive range of attractive shaker-style wall & base units, complemented by striking marble-effect worktops. A substantial central island forms the heart of the room, providing excellent additional preparation space, storage and a sociable breakfast bar seating area, The rest of the home comprises of a generous lounge with feature fireplace, separate dining room, useful utility room & ground floor cloakroom. The dining room leads through into a bright conservatory, providing a fantastic additional reception space with views over and access to the rear garden. There is an additional room downstairs which can be utilised as a study or bedroom.

To the first floor are four well proportioned bedrooms, making the property ideal for family living. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the property continues to impress. To the front is a substantial driveway providing off-road parking & access to the double garage. The rear garden is predominantly laid to lawn and enclosed by attractive stone walling, creating a pleasant and private outdoor space ideal for families, entertaining & enjoying the warmer months.

Approached via a composite front door into:

Kitchen:
19'6" x 12'7" (5.95m x 3.84m)
A range of wall & base units, two electric ovens with an electric hob & extractor hood above, worktops, two double glazed UPVC windows, radiator, kitchen island with room for four barstools & extra storage, integrated dishwasher, integrated Neff microwave, power & lighting, stairs to first floor landing, doors to utility room, lounge, dining room

Utility Room:
7'1" x 5'2" (2.17m x 1.60m)
A range of wall units & base units, sink with mixer tap & integrated drainer unit, integrated washing machine, space for a tumble dryer, UPVC double glazed frosted door to rear garden, radiator, power & lighting.

Lounge:
14'6" x 12'7" (4.42m x 3.85m)
Woodburning stove, two double glazed UPVC windows to rear garden, two double panelled radiators, TV point, power & lighting.

Dining Room:
9'8" x 9'4" (2.97m x 2.87m)
Double glazed patio doors with door shutters, UPVC double glazed window to side aspect with window shutters, double panelled radiator, solid wood flooring, power & lighting.

Conservatory:
8'9" x 8'3" (2.67m x 2.53m)
Double glazed UPVC windows surrounding, UPVC double glazed double patio doors, power & lighting plus a ceiling fan.

Bedroom Five/Study:
6'10" x 8'3" (2.09m x 2.52m)
Double glazed UPVC window to front aspect, double panelled radiator, power & lighting.

Cloakroom:
5'11" x 3'4" (1.81m x 1.02m)
W.C., wash hand basin with tiled splashbacks, panelled radiator, UPVC double glazed window.

First Floor Landing:
10'10" x 9'1" (3.32m x 2.77m)
Loft access, panelled radiator, storage cupboards, smoke alarm, double glazed window with shutter, airing cupboard with immersion heater, doors to all bedrooms & bathroom.

Bedroom One:
12'7" x 9'9" (3.84m x 2.99m)
UPVC double glazed window to rear aspect with shutters, panelled radiator, BT point, power & lighting, door to en-suite, double fitted wardrobes with hanging rail & shelving.

En-Suite:
7'1" x 4'7" (2.16m x 1.42m)
Shower cubicle, wall mounted light up mirror, W.C. ,frosted UPVC double glazed window, heated towel rail, lighting.

Bedroom Two:
12'7" x 10'8" (3.86m x 3.27m)
UPVC double glazed window to rear aspect, panelled radiator, power & lighting, BT point, door providing access to further storage with hanging rail & shelving.

Bedroom Three:
12'3" x 9'8" (3.74m x 2.97m)
UPVC double glazed window to front aspect, panelled radiator.

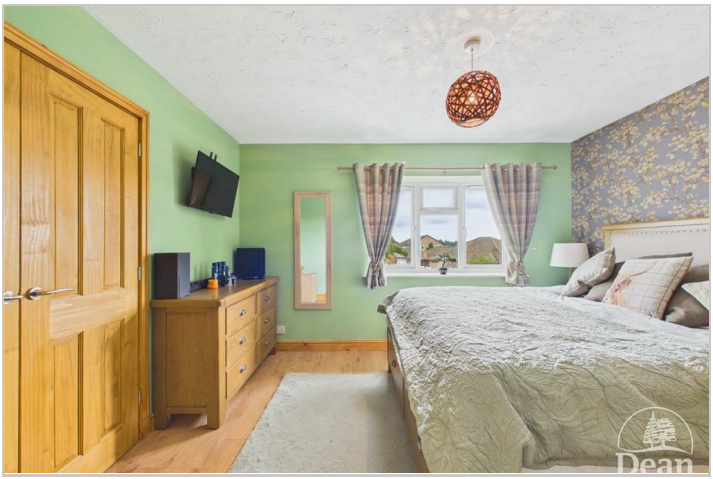
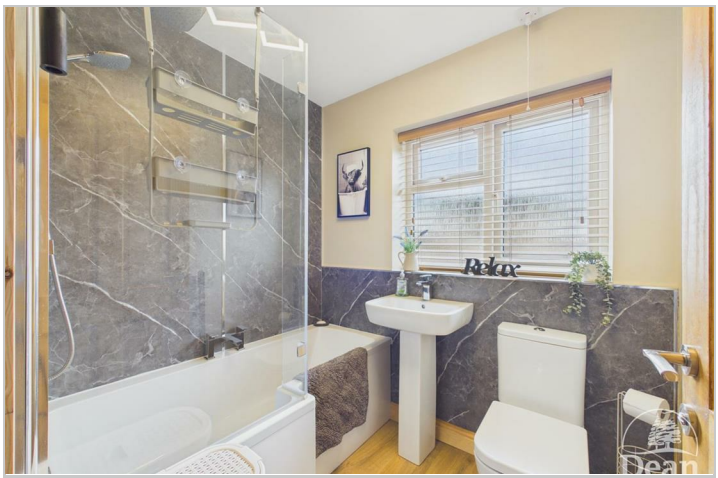
Bedroom Four:
9'1" x 6'11" (2.78m x 2.13m)
UPVC double glazed window to front aspect with window shutters, panelled radiator, power & lighting, double storage cupboard with hanging rail & shelving.

Family Bathroom:
6'9" x 5'9" (2.08m x 1.76m)
P-shaped bath with rainfall shower head above, frosted UPVC double glazed window, W.C., hand wash basin, heated towel rail, lighting, extractor fan.

Outside:
The property is approached via a generous private driveway, providing ample off-road parking & leading to an impressive double garage with two individual doors. The attractive stone-built exterior is complemented by established planting & lawned areas, creating a welcoming approach to the home.

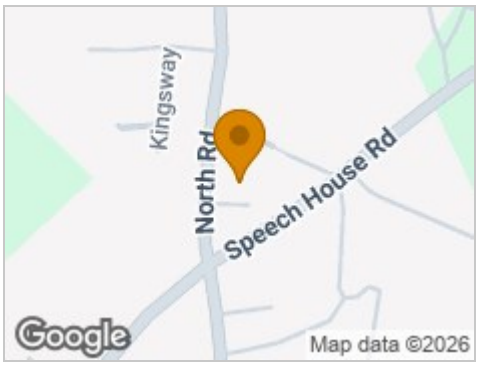
To the rear is a generous, predominantly lawned garden, enclosed by attractive stone walling and fencing to provide a pleasant degree of privacy. Mature trees and established shrubs add character & greenery, while paved areas adjoining the property provide space for outdoor seating & entertaining. The garden also enjoys direct access to the conservatory, making it ideal for family living & enjoying the warmer months.

Double Garage:
18'0" x 17'6" (5.49m x 5.34m)
With manual up and over doors, power, radiator, storage space & personal access door.

Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.
These details do not constitute any part of any Offer, Contract or Tenancy Agreement.
Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.
Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.
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.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map

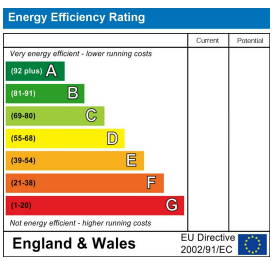
Terrain Map

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

14 St John Street, Coleford, Gloucestershire, GL16 8AR
Tel: 01594 835751 Email: coleford@deanestateagents.co.uk www.deanestateagents.co.uk

The Property Ombudsman