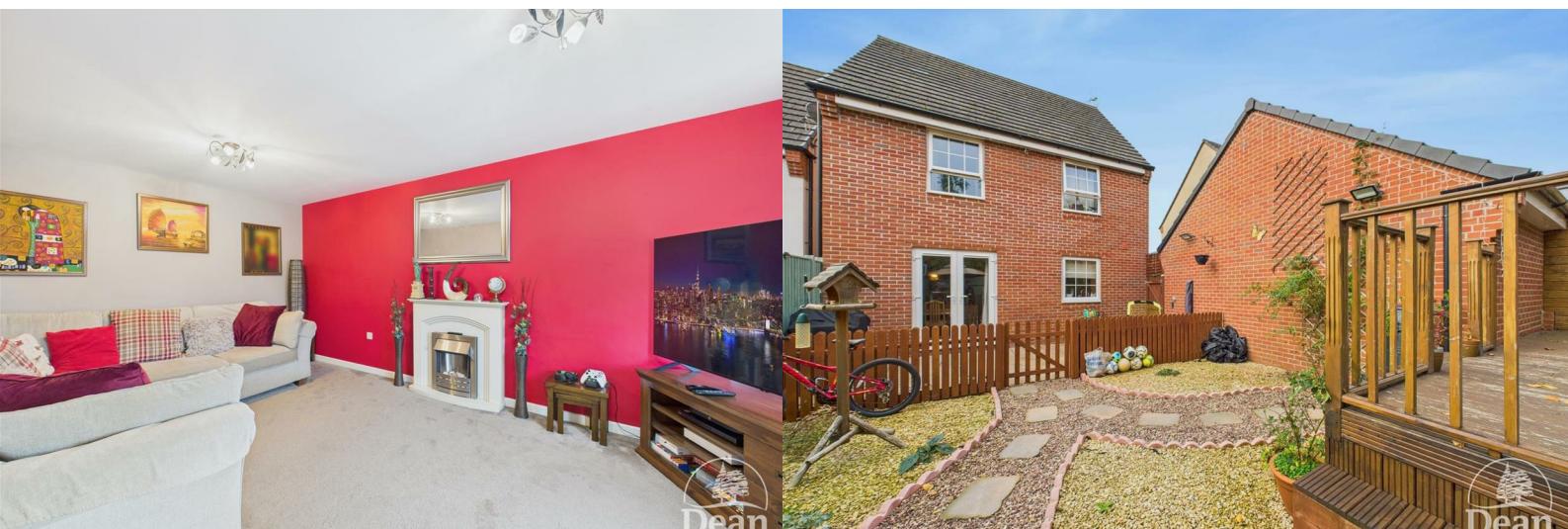




## 4 Caudwell Close Coleford, Gloucestershire, GL16 8EY

£345,000

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\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this beautifully presented modern family home, built in 2016.

A welcoming entrance hall leads to a generous front-facing lounge and a sleek kitchen/dining room with central island – perfect for family life and entertaining – plus a separate utility room and handy ground floor cloakroom.

On the first floor there is a master bedroom with en-suite, three further well-proportioned bedrooms and a family bathroom. The loft has been converted to create a versatile additional room, ideal as a home office, playroom or hobby space.

Outside, a block-paved driveway provides plentiful off-road parking and leads to a detached garage. The low-maintenance rear garden is cleverly arranged into distinct areas, including a patio, pebbled section and raised decking – a superb space for relaxing and outdoor dining.

The property is situated in the sought after town of Coleford where you will find many local amenities at a short distance, to include supermarkets, pharmacies, doctors surgeries, a cinema, a library and independent shops & cafes.



Approached via composite front door into:

#### Entrance Hallway:

14'0" x 4'9" (4.28m x 1.46m)

Doors to lounge, kitchen/dining room & cloakroom, stairs to first floor landing, smoke alarm, power & lighting.

#### Lounge:

16'5" x 10'11" (5.02m x 3.34m)

UPVC double glazed bay window to front aspect, radiators, electric fireplace, TV point, power & lighting.

#### Kitchen/Dining Room:

19'6" x 12'4" (5.95m x 3.76m)

A range of eye level and base units, integrated dishwasher, eye level electric oven and grill, six ring gas hob with extractor fan, stainless steel sink with boiling hot water tap and integrated drainer unit, space for fridge/freezer, door to utility room, kitchen island with space for bar stools & storage, UPVC double glazed window to rear aspect, UPVC double glazed double doors to rear aspect, power & lighting, radiators.

#### Utility Room:

5'4" x 4'10" (1.63m x 1.49m)

Boiler, radiator, space & plumbing for washing machine, space for tumble dryer, wall mounted cabinet, door to rear garden, power & lighting, extractor fan.

#### Cloakroom:

4'1" x 3'3" (1.26m x 1.00m)

Heated towel rail, W.C., UPVC frosted double glazed window, hand wash basin with storage below, storage cupboard.

#### First Floor Landing:

12'10" x 3'6" (3.93m x 1.07m)

Doors to bedrooms & bathroom, access to loft room, airing cupboard, smoke alarm, power & lighting, UPVC frosted double glazed window.

#### Bedroom One:

11'9" x 10'5" (3.60m x 3.20m)

UPVC double glazed window to front aspect, built in mirrored wardrobes, door to en-suite, power & lighting, radiator.

#### En-Suite:

7'1" x 5'4" (2.16m x 1.64m)

UPVC double glazed frosted window, walk in shower, W.C., hand wash basin with storage below, wall mounted light up mirror with shaver point, heated towel rail, spotlights, extractor fan.

#### Bedroom Two:

10'11" x 10'4" (3.33m x 3.17m)

UPVC double glazed window to rear aspect, radiator, power & lighting, built in shelving.

#### Bedroom Three:

8'8" x 7'1" (2.66m x 2.16m)

UPVC double glazed window to front aspect, built in wardrobes, power & lighting, radiator.

## Bedroom Four:

8'9" x 7'4" (2.69m x 2.24m)

UPVC double glazed window to rear aspect, power & lighting, radiator.

## Bathroom:

7'1" x 5'6" (2.18m x 1.70m)

Heated towel rail, hand wash basin with wall mounted mirrored storage cupboard above, W.C., UPVC frosted double glazed window, extractor fan, bath with shower over & glass shower screen.

## Loft Room:

17'7" x 8'5" (5.38m x 2.59m)

Power & lighting, radiator, storage.

## Garage:

19'5" x 9'9" (5.93m x 2.99m)

## Outside:

To the front of the property there is a driveway for two vehicles leading to the detached garage.

As you approach the garden you're met with a patio area with an outside tap running hot and cold water, outside electric sockets and side access to the driveway. Beyond this is a pebbled area leading to a raised wooden seating area to the left and a flat patio area perfect for outside furniture.



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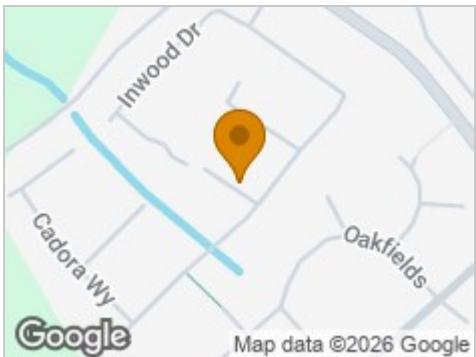
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



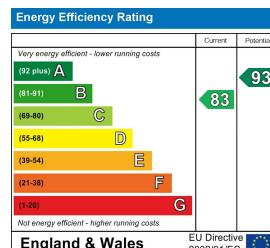
## Floor Plan



## 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



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