



4 Caudwell Close

Coleford, Gloucestershire, GL16 8EY

£345,000



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.

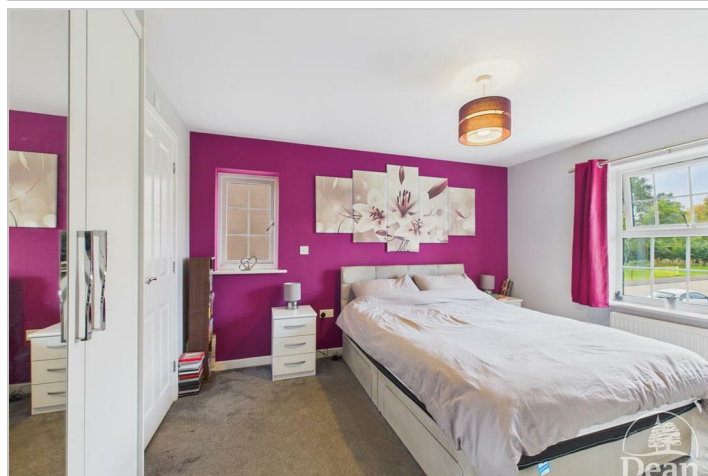
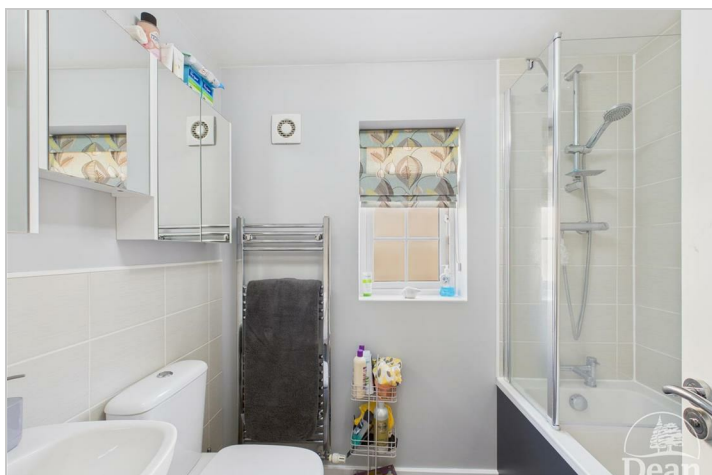
Garage:

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.



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 Properties – 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.

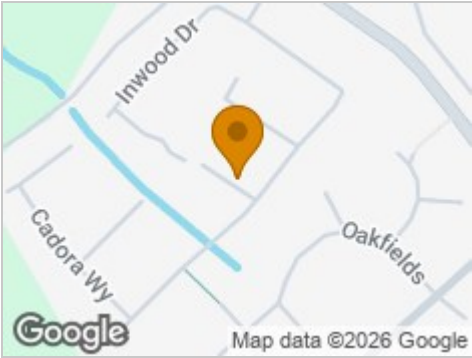
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried 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



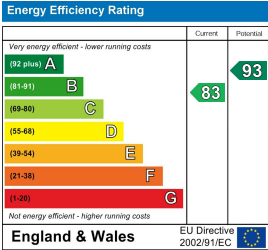
Floor Plan



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.

