



The Lonk

Joyford, Coleford, Gloucestershire, GL16 7AJ

£575,000



A substantial four bedroom detached dormer bungalow, occupying a generous plot with extensive gardens, ample parking & an impressive two-storey garage.

The property offers spacious & versatile accommodation ideally suited to family living. To the ground floor is a welcoming lounge, together with a well-appointed kitchen/dining room providing plenty of space for both everyday dining & entertaining, with doors opening out towards the garden. There are also three ground floor bedrooms & a family bathroom, providing excellent flexibility for bedrooms, a home office or additional reception space if required.

The first floor creates a particularly impressive master suite, offering a spacious bedroom together with its own bathroom/dressing room/useful storage room. The dormer-style accommodation benefits from plenty of natural light & provides a superb degree of separation from the ground floor bedrooms.

Outside is where this property really comes into its own. The bungalow sits within a large plot, with generous lawned gardens, established planting & attractive seating areas providing plenty of space for outdoor entertaining & family enjoyment. The gardens also enjoy a pleasant open outlook, while a useful storage shed provides additional practical space.

A further standout feature is the large two-storey garage, offering significant storage, workshop or garaging potential, with the additional floor creating further versatile space.

With its four bedrooms, flexible accommodation, impressive master suite, substantial gardens & exceptional garage facilities, this is a property that offers far more than first meets the eye and must be viewed to fully appreciate the space and overall proposition.



Approached via UPVC double glazed front door into:

Entrance Hallway:

17'4" x 4'4" (5.29m x 1.34m)

Storage cupboard, double panelled radiator, smoke alarm, lighting, doors to downstairs bedrooms, lounge, bathroom & kitchen/dining room, stairs to first floor landing.

Lounge:

16'5" x 14'2" (5.01m x 4.32m)

UPVC double glazed window, feature fireplace, double panelled radiator, power & lighting.

Kitchen/Dining Room:

17'7" x 12'11" (5.37m x 3.94m)

A modern fitted kitchen with a range of base, wall & drawer units, double integrated oven, space & plumbing for washing machine, 4 ring gas hob, extractor fan, sink with drainer unit, space for fridge/freezer, UPVC double glazed window, UPVC double glazed patio doors, double panelled radiator, power & lighting.

Bedroom Two:

12'3" x 12'2" (3.74m x 3.73m)

UPVC double glazed window, double panelled radiator, power & lighting.

Bedroom Three:

12'11" x 9'4" (3.94m x 2.85m)

UPVC double glazed window, double panelled radiator, power & lighting.

Bedroom Four:

12'7" x 8'0" (3.85m x 2.46m)

UPVC double glazed window, double panelled radiator, power & lighting.

Bathroom:

7'9" x 9'6" (2.38m x 2.92m)

Modern bathroom comprising of a panelled bath with shower over, vanity unit with inset wash hand basin, W.C., lighting, extractor fan, fully tiled, heated towel rail.

First Floor Landing:

5'1" x 14'6" (1.56m x 4.43m)

Doors to both rooms upstairs, double glazed velux window, double panelled radiator, power & lighting.

Master Bedroom:

14'6" x 14'0" (4.42m x 4.29m)

UPVC double glazed window, double glazed velux window, storage cupboard with hanging rail, cupboard housing Worcester boiler, double panelled radiator, power & lighting.

Master En-Suite/Dressing Room/Storage Room:
14'6" x 10'11" (4.44m x 3.35m)

Double glazed velux window, corner bath, W.C., bidet, double panelled radiator, storage cupboard with hanging rail, power & lighting.

Outside:

To the front, the property is approached via a gated entrance opening onto a generous plot with ample off-road parking for multiple vehicles. A substantial lawn extends across the frontage, complemented by a variety of established trees and planting, creating an attractive and spacious approach to the home.

The generous rear garden is predominantly laid to lawn and enjoys far-reaching countryside views towards the Malvern Hills. Immediately adjoining the property is a modern raised decking area, providing an excellent space for outdoor dining, entertaining and relaxing while taking in the outlook. Further features include gravelled and planted areas, a greenhouse, established shrubs and trees, together with access to the

substantial two storey workshop/garage, offering excellent additional storage & practical space.

Garage/Workshop:

Ground Floor: 3.10m x 5.30m

First Floor: 4.68m x 4.84m

Two storey garage/ workshop with up & over door, power & lighting, water tap.

Storage Room:

11'9" x 5'4" (3.60m x 1.65m)



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



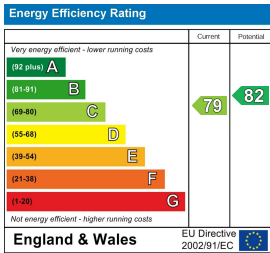
Floor Plan



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.

