



3 Harpers Close

Coalway, Coleford, Gloucestershire, GL16 7FG

£230,000



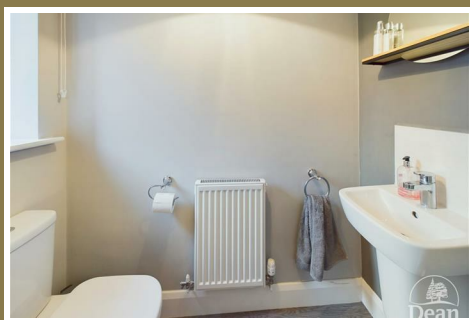
A beautifully presented home, built in 2018, offers stylish, modern living in a peaceful residential setting. Immaculately maintained throughout, the property is ideal for first-time buyers, young families or those looking to downsize without compromising on quality.

Stepping inside, you are welcomed by a bright entrance hallway leading to a contemporary open plan kitchen/dining room. Designed for modern lifestyles, the well appointed kitchen features a range of fitted units with a breakfast bar, while the spacious lounge enjoys French doors opening directly onto the rear garden, filling the room with natural light and creating the perfect space for both relaxing & entertaining. A convenient cloakroom completes the ground floor accommodation.

Upstairs, the property offers two generous double bedrooms, both beautifully presented, alongside a stylish family bathroom finished with modern fixtures and fittings.

Outside, the enclosed rear garden has been thoughtfully designed for low-maintenance enjoyment, featuring an attractive patio ideal for outdoor dining, a lawned area, garden shed and side access leading directly to the two allocated off-road parking spaces.

Positioned within a quiet and friendly development, the property enjoys an attractive outlook to the rear towards Bells Hotel & Country Club, while remaining within easy reach of local amenities, woodland walks and transport links. Combining contemporary design with a fantastic location, this is a home ready to move straight into and enjoy.



Approached via a composite front door into:

Entrance Hallway:

3'8" x 9'0" (1.12m x 2.75m)

Doors to cloakroom & kitchen/dining/living area, power & lighting, double panelled radiator, BT point, smoke alarm.

Cloakroom:

3'0" x 6'0" (0.92m x 1.85m)

W.C., wash hand basin, double panelled radiator, frosted double glazed UPVC window.

Kitchen//Dining/Living Area:

13'3" x 24'4" (4.06m x 7.43m)

A range of eye level and base units, gas hob with extractor fan, electric oven, integrated fridge/freezer, space & plumbing for washing machine, one & a half stainless sink with drainer units, double glazed UPVC window to front aspect, breakfast bar with space for three stools, double glazed UPVC patio doors into rear garden, TV point, power & lighting.

First Floor Landing:

4'0" x 5'6" (1.22m x 1.69m)

Storage cupboard, doors to bedrooms & bathroom, loft access, double panelled radiator.

Bedroom One:

13'4" x 9'1" (4.07m x 2.77m)

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

Bedroom Two:

10'1" x 7'8" (3.08m x 2.36m)

Double glazed UPVC window to front aspect, double panelled radiator, power & lighting.

Bathroom:

3'10" x 7'1" (1.17m x 2.16m)

Double glazed UPVC frosted window, W.C., wash hand basin with wall mounted mirror, shower over the bath, extractor fan, heated towel rail, power & lighting.

Outside:

Externally, the property enjoys an attractive stone façade with a neatly lawned front garden & a pathway leading to the welcoming entrance.

To the side, there are two allocated off-road parking spaces with gated access into the rear garden.

The enclosed rear garden has been thoughtfully landscaped to provide a low-maintenance outdoor space, featuring a generous Indian sandstone patio perfect for al fresco dining and entertaining, alongside a level lawn bordered by attractive planting beds. A paved pathway leads

to a timber garden shed, offering useful outdoor storage, while secure timber fencing provides privacy and a safe environment for children and pets. The garden also benefits from a pleasant open outlook towards mature trees, creating a peaceful setting to relax and enjoy.



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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



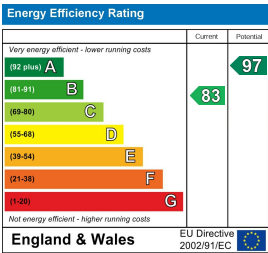
Floor Plan



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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