



Edenwall

Coalway, Coleford, GL16 7HN

Offers Over £325,000



A charming double fronted family home dating back to 1910, occupying a generous and private plot approaching a quarter of an acre. This characterful detached cottage offers three well-proportioned bedrooms, spacious ground floor living accommodation to include two reception rooms, kitchen, utility room, downstairs bathroom and conservatory. There is ample off road parking for several vehicles and the beautifully maintained, level gardens provide a wonderful outdoor space ideal for families and keen gardeners alike.

Tucked just outside the heart of Coleford, Coalway is a popular residential village known for its friendly community feel and excellent day-to-day convenience. The area offers a great balance of "close to everything" living while still being surrounded by the woodland and countryside that makes the Forest of Dean so special.

Coalway is well placed for commuting and local travel, with easy access into Coleford for shops, cafés and supermarkets, and straightforward routes towards Lydney, Monmouth and Gloucester. For outdoor lovers, you're never far from scenic dog walks, cycling routes and beautiful forest trails, while families appreciate the range of nearby schooling and amenities.



Approached via UPVC double glazed front door into:

Entrance Hallway:

3'3 x 2'11 (0.99m x 0.89m)

Stairs to the first floor landing, doors to the lounge & dining room, smoke alarm, lighting.

Lounge:

11'11 x 13'5 (3.63m x 4.09m)

Feature fireplace with surround mantel, radiator, TV point, power & lighting, front aspect UPVC double glazed window.

Dining Room:

12 x 11'1 (3.66m x 3.38m)

Radiator, power & lighting, front aspect UPVC double glazed window, door to kitchen.

Kitchen:

8'9 x 11 (2.67m x 3.35m)

A range of base, wall and drawer mounted units, space for oven with built-in extractor fan, 1 & a half stainless steel sink with drainer unit, space for dishwasher, space for under-counter fridge/freezer, radiator, power & lighting, rear aspect UPVC double

glazed window, side aspect wooden door to the rear porch, door into utility room.

Utility Room:

3'2 x 4'10 (0.97m x 1.47m)

Cupboard space with plumbing for washing machine & tumble dryer, storage above access & door to bathroom, lighting, radiator.

Downstairs Bathroom:

9'3 x 7'2 (2.82m x 2.18m)

Panelled bath, corner shower unit with mains shower attachment, close-coupled W.C., wash hand basin, radiator, shaver point, extractor fan, lighting, rear aspect UPVC double glazed frosted window.

Rear Porch:

9'3 x 5'5 (2.82m x 1.65m)

Power & lighting, side aspect UPVC double glazed window, side aspect UPVC double glazed frosted door leading out to the garden, wooden door into conservatory.

Conservatory:

7'4 x 15'11 (2.24m x 4.85m)

UPVC glass roof, rear & side aspect UPVC double glazed windows, UPVC double glazed sliding door

leading out to the garden, cupboard space, power & lighting.

First Floor Landing:

Loft access, step up to bedroom doors.

Bedroom One:

12 x 11'2 (3.66m x 3.40m)

Built-in wardrobe space, radiator, power & lighting, front aspect UPVC double glazed window.

Bedroom Two:

11'11 x 10'11 (3.63m x 3.33m)

Radiator, power & lighting, front aspect UPVC double glazed window.

Bedroom Three:

9'1 x 11 (2.77m x 3.35m)

Radiator, power & lighting, built-in cupboard housing the Worcester combi boiler, rear aspect UPVC double glazed window.

Outside:

To the front of the property there is a low maintenance gravelled section with a pathway leading to the front door, there is gated access to ample off road parking for several vehicles to the side which leads to the rear garden.

The private, enclosed rear garden is mainly laid to lawn with pathways, there are several mature fruit trees growing, an outbuilding for storage and gated access to the rear into the playing fields.



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Road Map



Hybrid Map



Terrain Map



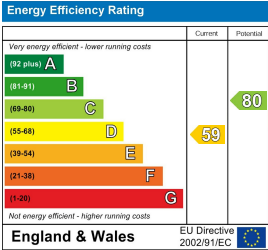
Floor Plan



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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