



26 Blakes Way

Coleford, Gloucestershire, GL16 8EX

Offers Over £325,000



NO ONWARD CHAIN Dean Estate Agents are excited to offer this modern, beautifully presented detached family home, set on a generous plot with a larger-than-average rear garden. The ground floor features a sizeable lounge with doors opening out to the garden, a gorgeous kitchen/dining room with plenty of space for a family table and chairs, a handy downstairs cloakroom and a separate utility room off the kitchen. Upstairs there are four good-sized bedrooms, including a master bedroom with en-suite, plus a contemporary family bathroom. Outside, there is ample off-road parking and an attached garage providing additional storage.

Blakes Way is situated within walking distance of Coleford town centre where there are many amenities including schools, supermarkets, doctors' surgeries, a cinema, independent shops and cafes and a library.



Approached via composite front door into:

Entrance Hallway:

20'1" x 3'11" (6.14m x 1.20m)

Doors to the lounge, kitchen, cloakroom & utility room, smoke alarm, double panelled radiator, power & lighting.

Kitchen/Diner:

19'5" x 10'5" (5.92m x 3.19m)

A range of base, wall and drawer units, stainless steel sink drainer unit, six ring gas hob, extractor hood, double oven, space for a fridge/ freezer, plumbing for a dishwasher, double panelled radiator, UPVC double glazed bay window, power & lighting.

Cloakroom:

5'10" x 3'0" (1.78m x 0.93m)

UPVC double glazed window, double panelled radiator, pedestal sink unit, W.C., lighting.

Lounge:

11'6" x 17'7" (3.52m x 5.38m)

UPVC double glazed window, UPVC double glazed French doors, double panelled radiator, TV point, power & lighting.

Utility Room:

7'10" x 4'1" (2.40m x 1.26m)

Worktops, space & plumbing for washing machine, mains consumer unit, extractor fan, double panelled radiator, door to the garage, power & lighting.

First Floor Landing:

12'7" x 6'11" (3.86m x 2.13m)

Doors to all bedrooms and bathroom, storage cupboard

housing hot water tank, loft access, smoke alarm, double panelled radiator, power & lighting.

Bedroom One:

10'2" x 15'9" (3.12m x 4.82m)

UPVC double glazed windows, double panelled radiator, fitted wardrobes, TV point, power & lighting.

En-Suite:

7'5" x 4'5" (2.27m x 1.37m)

Walk in shower with glass sliding screen, pedestal sink unit, W.C., heated towel rail, UPVC double glazed window, shaver socket, extractor fan.

Bedroom Two:

17'10" x 9'0" (5.45m x 2.75m)

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

Bedroom Three:

13'3" x 9'8" (4.06m x 2.95m)

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

Bedroom Four:

8'1" x 7'5" (2.48m x 2.28m)

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

Bathroom:

9'4" x 5'6" (2.87m x 1.70m)

Walk in shower with glass sliding door, white panelled bath, pedestal sink unit, W.C., heated towel rail, half height tiling, extractor fan, lighting.

Garage:
18'2" x 9'3" (5.56m x 2.84m)

Up and over door, UPVC double glazed door to garden, boiler, power & lighting.

Outside:

To the front is parking in front of the garage and gravelled area which is currently used as additional parking space.

To the rear is a large decking area, patio area and large lawned area.



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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



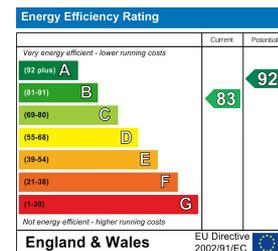
Floor Plan



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



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