



## 7 Dukes Close

Five Acres, Coleford, Gloucestershire, GL16 7SB

Offers Over £475,000



Situated at the end of a quiet cul-de-sac, this beautifully presented four-bedroom detached home enjoys an exceptional plot with superb gardens and school fields adjoining the rear, creating a wonderfully private and enviable setting. Homes of this quality, on plots of this size, are rarely available, and early viewing is highly recommended to fully appreciate all that is on offer.

Finished to an excellent standard throughout, the property combines quality craftsmanship with stylish contemporary design, offering spacious and versatile accommodation perfectly suited to modern family living. Every room has been thoughtfully designed with impressive attention to detail, creating a home that is both elegant and practical.

The accommodation boasts four well-proportioned bedrooms, a stunning showhome-style open-plan kitchen/dining room and a bright dual-aspect lounge, with natural light flooding through the home. Outside, the beautifully landscaped south-facing garden provides a fantastic space to relax or entertain, with a large patio, lawn and mature planting.

Further benefits include a detached garage with EV charging point, a bespoke timber carport, a fully fitted utility room and a stylish en-suite to the master bedroom. This is a truly impressive family home in a highly sought-after residential position.

This property is ideally positioned within an excellent school catchment area, with Five Acres High School performing nationally in the top 5% for GCSE grades. Families will also appreciate that Berry Hill Primary School is consistently rated "Good" in government inspections, further underlining the strength of local education options and making this a superb location for those prioritising schooling.



Approached via a paved path winding through an attractively lawned courtyard, the property welcomes you with a bespoke wooden porch and composite glazed front door.

#### Entrance Hallway: 16'2" x 6'8" (4.93m x 2.04m)

The spacious entrance hallway features stunning wooden flooring, understairs storage with lighting, brushed chrome fittings & a further built-in storage cupboard. A carpeted staircase leads to the first floor.

#### Cloakroom: 5'6" x 2'11" (1.69m x 0.89m)

A stylishly appointed cloakroom with low-level push-button W.C. and pedestal basin with mixer tap. Finished with tiled flooring, radiator, pendant light & extractor fan.

#### Lounge: 19'4" x 11'9" (5.90m x 3.60m)

Dual aspect, this beautifully presented living room enjoys dual-aspect light from a front-facing UPVC window and rear patio doors opening to the garden. A stone feature fireplace with contemporary chrome flame-effect fire adds warmth and charm. Finished with wooden flooring, two radiators, brushed chrome fittings and ample power and TV points.

#### Kitchen/Dining Room: 26'8" x 10'0" (8.14m x 3.05m)

This fabulous open-plan space is flooded with natural light from triple-aspect UPVC windows. The modern kitchen

boasts an extensive range of sleek units with granite worktops and upstands, a central island ideal for entertaining, and premium Bosch integrated appliances including double oven, gas hob with extractor, dishwasher, and fridge/freezer. Spot lighting and tiled flooring run throughout, with plenty of room for a large dining table and two radiators completing the space.

#### Utility Room: 6'10" x 6'0" (2.10m x 1.84m)

Practical and well-equipped, featuring matching cabinetry and granite worktops, stainless steel sink with mixer tap, and plumbing for both washing machine and tumble dryer. Access to the rear garden is provided via a glazed composite door. Includes wall-mounted boiler, extractor fan, and tiled flooring.

#### First Floor Landing: 13'7" x 6'2" (4.16m x 1.88m)

A gallery-style landing with custom balustrade, carpeted throughout with spot lighting, airing cupboard housing the hot water tank, and access to the loft.

#### Master Bedroom & En-Suite: 12'11" x 12'4" (3.94m x 3.77m)

A generously proportioned master suite with rear and side UPVC windows offering far-reaching views. Carpeted flooring, triple fitted wardrobe, central heating controls, and a door to the en suite shower room. The en suite is finished to a high standard with a large walk-in shower (Mira power shower), pedestal basin, WC, heated chrome towel rail, tiled flooring, spot lighting, and an extractor fan.

### Bedroom Two:

10'8" x 10'5" (3.27m x 3.19m)

A bright double room with front-facing window, double fitted wardrobe, carpeted flooring, and radiator.

### Bedroom Three:

10'9" x 8'10" (3.30m x 2.70m)

Currently used as a home office, this versatile room also features a fitted wardrobe, front-facing window, carpet, radiator.

### Bedroom Four:

8'8" x 8'3" (2.66m x 2.54m)

Overlooking the rear garden, this charming fourth bedroom includes carpeted flooring, pendant lighting, and radiator.

### Bathroom:

8'11" x 7'5" (2.73m x 2.27m)

Panelled bath, separate shower cubicle with shower, wash hand basin, W.C., UPVC double glazed frosted window to

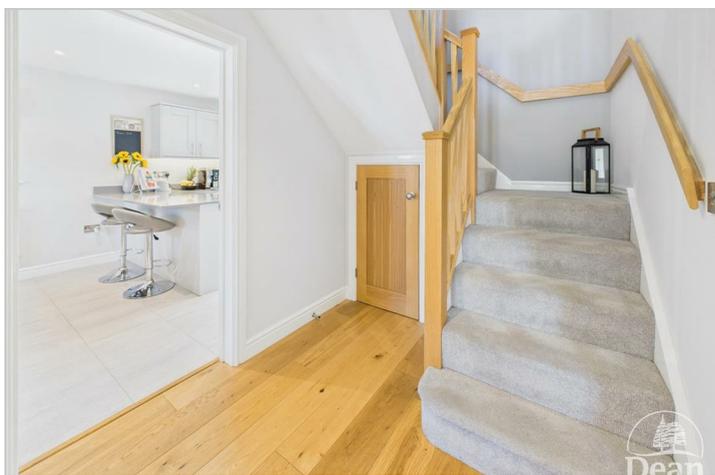
### Rear Garden:

South-facing and beautifully landscaped, the garden offers a large Indian Sandstone patio being ideal for outdoor dining and entertaining. Mostly laid to lawn with mature planted borders, the space also features fruit trees and enjoys a high level of privacy with open space beyond. Secure gated access on both sides, external power, lighting and a water tap.

### Driveway, Garage & Carport:

To the side, a spacious block-paved driveway provides ample parking and leads to a large detached garage with electric door, outdoor power, lighting and an electric vehicle charging point.

A bespoke timber carport adds further covered parking. Additional lawn and paved paths complete the external layout.



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



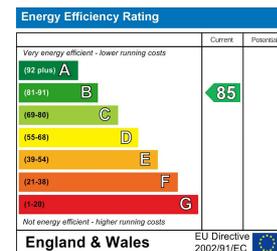
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.