Dean
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Ridgeway Avenue

Berry Hill, Coleford, Gloucestershire, GL16 7SF

£349,950

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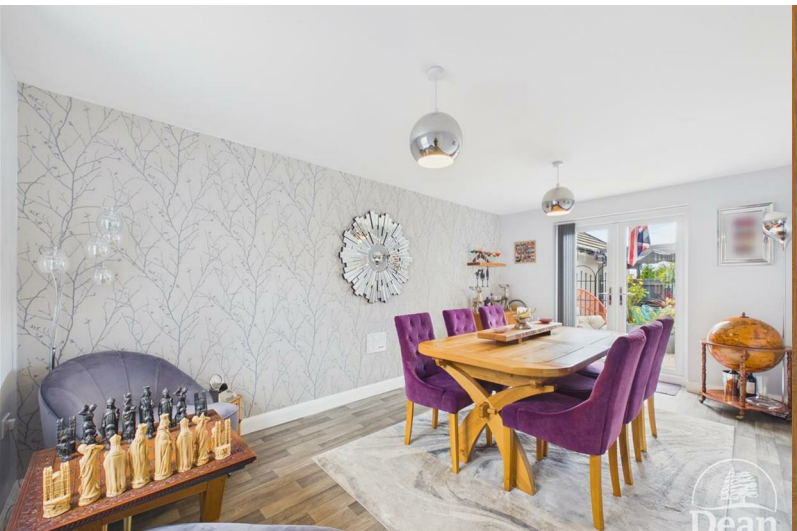

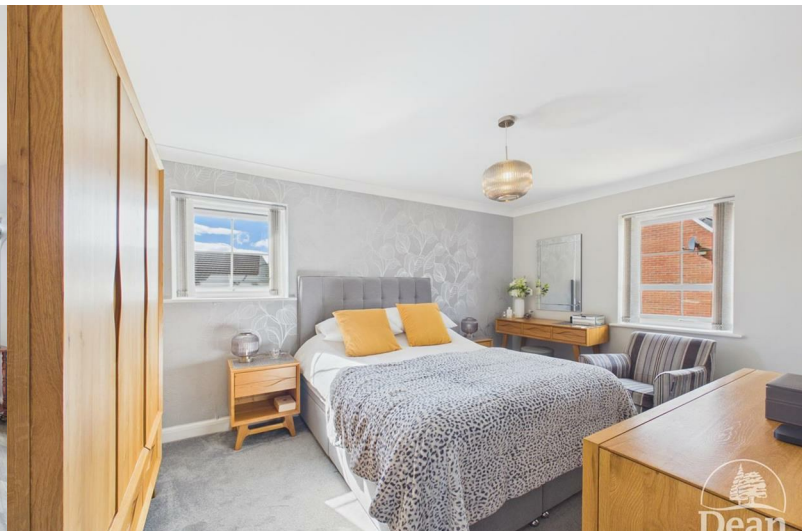

A beautifully presented family home, built in 2021, offering spacious, modern & versatile accommodation finished to an excellent standard throughout. The property combines contemporary styling with generous living spaces, making it ideally suited to modern family life.

The ground floor is approached through a welcoming entrance hallway, with a useful cloakroom & stairs rising to the first floor. The comfortable lounge provides an inviting space to relax, while an additional snug/home office offers excellent versatility for those working from home, as a playroom or a separate reception room.

At the heart of the home is the impressive kitchen/dining room, a superbly proportioned & sociable space ideal for both everyday family life & entertaining. The contemporary kitchen is fitted with an extensive range of sleek high-gloss units, ample worktop space & integrated appliances, with plenty of room for a substantial dining table. French doors provide direct access into the rear garden, allowing the indoor & outdoor spaces to flow together particularly well.

To the first floor are four well-proportioned bedrooms, including an impressive master bedroom benefiting from its own modern en-suite shower room. The remaining bedrooms provide excellent flexibility for family members & guests, while the accommodation is completed by a well-appointed family bathroom.

Outside, the property continues to impress with a beautifully maintained rear garden featuring a lawn, decorative gravelled areas & established planting. A standout feature is the generous outdoor entertaining area with pergola, creating a fantastic space for al fresco dining and summer gatherings.

Further benefits include a private driveway providing off-road parking and a detached garage, making this an exceptionally well-rounded modern family home offering style, space and practicality both inside and out.

Approached via a UPVC double glazed front door into:

Entrance Hallway:
14'10" x 6'2" (4.53m x 1.88m)
Doors to lounge, office/snug, cloakroom & kitchen/dining room, two storage cupboards, radiators, power & lighting, stairs to first floor landing, smoke alarm.

Lounge:
16'9" x 10'0" (5.11m x 3.07m)
UPVC double glazed glass doors to rear garden, power & lighting, UPVC double glazed window to front aspect, radiators.

Snug/Office:
10'10" x 9'7" (3.31m x 2.93m)
UPVC double glazed window to front aspect, power & lighting, radiator.

Kitchen/Dining Room:
15'1" x 15'0" (4.61m x 4.59m)
A range of wall units & base units, integrated appliances such as a fridge/freezer, dishwasher & washing machine, gas hob with extractor hood above, electric oven, stainless steel one & a half bowl sink with mixer tap, UPVC double glazed windows, UPVC double glazed double doors to rear garden, space for dining room furniture, power & lighting.

Cloakroom:
5'7" x 3'0" (1.71m x 0.92m)
W.C., hand wash basin, radiator, extractor fan, lighting.

First Floor Landing:
9'10" x 6'4" (3.02m x 1.95m)
Doors to bedrooms & bathroom, power & lighting, loft access, smoke alarm, radiator.

Bedroom One:
15'1" x 10'2" (4.61m x 3.10m)
UPVC double glazed windows, double panelled radiator, door to en-suite, power & lighting.

En-Suite:
6'9" x 3'10" (2.06m x 1.19m)
UPVC frosted double glazed window, W.C., hand wash basin, walk in shower cubicle, radiator, extractor fan, lighting.

Bedroom Two:
14'9" x 8'8" (4.50m x 2.65m)
UPVC double glazed windows, radiator, built in storage units, ceiling fan, power & lighting.

Bedroom Three:
12'2" x 9'1" (3.72m x 2.78m)
UPVC double glazed window, radiator, power & lighting.

Bedroom Four:
7'5" x 7'1" (2.27m x 2.16m)
UPVC double glazed window, radiator, power & lighting.

Bathroom:
6'9" x 5'6" (2.08m x 1.70m)
Panelled bath with shower above & glass shower screen, radiator, W.C., hand wash basin with wall mounted mirrored storage above, lighting, extractor fan.

Outside:
The property is approached via a low-maintenance frontage, enclosed by an attractive low-level brick wall with a pathway leading to the front entrance. To the side, a private driveway provides off-road parking & leads to a detached single garage, offering further parking or useful storage.

To the rear is a beautifully landscaped and exceptionally well-maintained garden, thoughtfully designed to provide an attractive yet manageable outdoor space. A neatly laid lawn is complemented by decorative gravelled areas, raised borders & a variety of established shrubs and planting.

A particular highlight is the generous patio & entertaining area, complete with a substantial pergola providing an excellent setting for outdoor dining, relaxing & entertaining throughout the warmer months. The garden is enclosed by fencing, creating a pleasant degree of privacy & a superb extension of the home's living space.

Garage:
20'9" x 10'11" (6.35m x 3.33m)
Up & over door, power & lighting.

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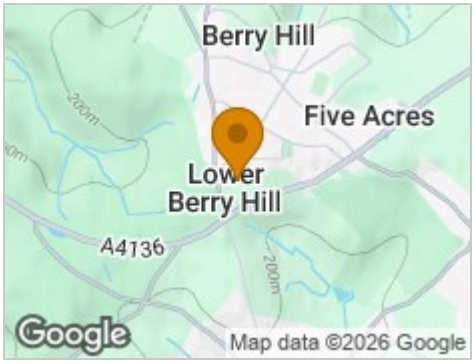
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map

Hybrid Map

Terrain Map

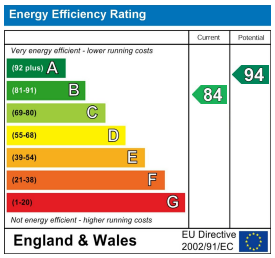


Floor Plan

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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The Property Ombudsman