Dean
ESTATE AGENTS

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Edenwall Road

Milkwall, Coleford, Gloucestershire, GL16 7LA

Offers Over £247,500

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A well presented family home, offering spacious and versatile accommodation, ample off-road parking, and a beautifully landscaped rear garden.

The property benefits from a bright and airy kitchen/dining room, perfect for modern family living, alongside a comfortable lounge enjoying pleasant views over the rear garden with direct access outside. Upstairs, there are three well-proportioned bedrooms and a recently renovated contemporary family bathroom finished to a high standard. Externally, the rear garden has been thoughtfully designed to provide an attractive yet practical outdoor space, ideal for entertaining, relaxing, and family enjoyment.

Milkwall is a popular residential area on the edge of Coleford, in the heart of the Forest of Dean. It offers a mix of modern and traditional homes, appealing to a wide range of buyers including families and first-time purchasers. The area benefits from easy access to Coleford town centre, with its range of shops, schools, and everyday amenities, as well as good road links to Lydney, Cinderford, and Monmouth. Surrounded by beautiful woodland and countryside, Milkwall is ideal for those who enjoy outdoor living, offering a great balance between convenience and a peaceful setting.

Approached via a UPVC double glazed front door into:

Entrance Hallway:
3'11" x 3'10" (1.21m x 1.18m)
Doors to lounge & kitchen, stairs to first floor landing, power & lighting.

Kitchen:
12'11" x 7'2" (3.95m x 2.19m)
A range of wall units & base units, boiler, space & plumbing for washing machine, space for fridge/freezer, one & a half bowl stainless steel sink with integrated drainer unit, double glazed UPVC windows to front aspect, power & lighting, radiator, opening to dining room.

Dining Room:
15'11" x 8'6" (4.87m x 2.60m)
Double glazed UPVC windows to front aspect, door to lounge, power & lighting, radiator.

Lounge:
16'0" x 9'10" (4.90m x 3.01m)
Double glazed UPVC window to rear aspect, double glazed UPVC French doors to rear garden, gas fireplace, door to kitchen, power & lighting.

First Floor Landing:
8'10" x 6'2" (2.70m x 1.90m)
Access to all bedrooms and bathroom, loft access, smoke alarm, power & lighting.

Bedroom One:
12'11" x 8'4" (3.96m x 2.56m)
UPVC double glazed window, single panelled radiator, storage cupboard with hanging rail, power & lighting.

Bedroom Two:
10'1" x 9'6" (3.08m x 2.90m)
UPVC double glazed window, single panelled radiator, power & lighting.

Bedroom Three:
9'10" x 7'5" (3.01m x 2.27m)
UPVC double glazed window, single panelled radiator, power & lighting.

Bathroom:
6'11" x 6'2" (2.13m x 1.90m)
Recently renovated to a modern finish, fully tiled, walk in shower with glass screen, vanity sink unit, W.C., extractor fan, lighting, UPVC double glazed window.

Outside:

To the front is off road parking for two vehicles leading to the front door.

The rear garden is a particularly attractive feature of the property, offering a well-planned mix of patio, lawn and seating areas, ideal for both relaxing and entertaining. Directly accessed from the house, the generous paved patio provides ample space for outdoor furniture, with a comfortable seating area creating a lovely spot to enjoy the garden.

The garden is enclosed by timber fencing, giving a good degree of privacy, and is mainly laid to lawn with planted borders and mature greenery adding colour and interest. A gravelled section to the side provides a neat, low-maintenance area, together with useful storage from the garden shed. There is also gated side access, outdoor lighting and further space for potted plants, making the garden both practical and enjoyable throughout the year.

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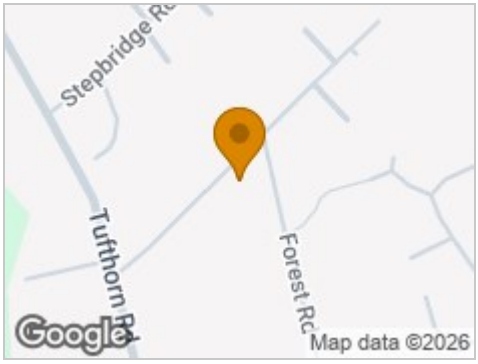
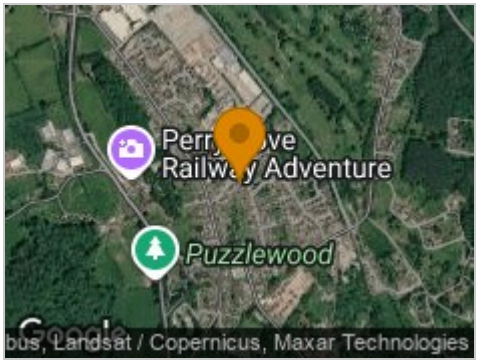
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



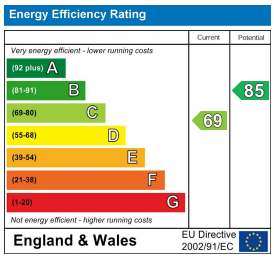
Terrain Map

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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