

Acorn Lodge Prosper Lane
Coalway, Coleford GL16 7JP

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£475,000

A BEAUTIFULLY RENOVATED AND DECEPTIVELY SPACIOUS DETACHED FAMILY HOME offering FOUR BEDROOMS, including versatile accommodation with potential for a SELF-CONTAINED ANNEXE, include UNDERFLOOR HEATING and SOLAR PANELS, space for up to nine vehicles, as well as dedicated room for a Motorhome or Caravan , together with a spacious lounge, modern kitchen opening into a conservatory and re-fitted stylish family bathrooms.

Occupying a generous plot in a sought-after location close to WOODLAND WALKS, the property further benefits from a LARGE GARAGE/WORKSHOP, SOLAR PANELS, AMPLE OFF-ROAD PARKING, a private rear garden and is offered to the market with NO ONWARD CHAIN.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public House, Post Office, Park with Recreation Ground and a Football Club.

The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



ENTRANCE HALL
19'03" x 4'10" (5.87m x 1.47m)
Accessed via a part double glazed frosted UPVC entrance door. Wood-effect flooring, radiator, power points, inset ceiling spotlights, loft access and doors leading to the ground floor accommodation.

CLOAKROOM
5'09" x 3'00" (1.75m x 0.91m)
Comprising low-level WC and vanity wash hand basin. Tiled flooring and walls, heated towel rail, illuminated mirror, inset ceiling spotlights and extractor fan.

INNER HALLWAY
Understairs storage cupboard, radiator and doors leading to the lounge, kitchen and garage.

KITCHEN
14'01" x 9'08" (4.29m x 2.95m)
Fitted with a range of base, wall and drawer mounted units with rolled-edge worktops. Space for range cooker with stainless steel splashback and cooker hood above, space for American-style fridge/freezer, washing machine and dishwasher. Wood-effect flooring, radiator, power points, inset ceiling spotlights and opening through to the conservatory.

CONSERVATORY
18'11" x 9'04" (5.77m x 2.84m)
Wood-effect flooring, radiators, power points, side and rear aspect UPVC double glazed windows and UPVC double glazed double doors leading to the rear garden.

LOUNGE
24'11" x 12'01" (7.59m x 3.68m)
A spacious reception room featuring a modern panelled feature wall with open fireplace. Wood-effect flooring, radiators, power points, wall lights, inset LED spotlights and front aspect UPVC double glazed window.













GARAGE/WORKSHOP

L SHAPE
Front Section: 13'00" x 9'01" (3.96m x 2.77m)
Rear Section: 16'08" x 14'04" (5.08m x 4.37m)
A substantial and versatile space benefiting from underfloor heating, power, lighting, water supply and housing the Worcester combi boiler. Electric up-and-over garage door and two electric vehicle charging points. Offering excellent potential for further accommodation, home office space or annexe conversion, subject to any necessary consents.

BEDROOM FOUR

11'05" x 7'04" (3.48m x 2.24m)
Located adjacent to the garage/workshop area. Radiator, power points and front aspect UPVC double glazed window.

SHOWER ROOM

7'03" x 4'10" (2.21m x 1.47m)
Comprising walk-in shower with tiled surround, vanity wash hand basin and low-level WC. Tiled flooring and walls, heated towel rail, extractor fan and LED lighting.
The garage/workshop, bedroom four and shower room offer excellent potential to create a self-contained one-bedroom annexe, subject to any necessary approvals.

FIRST FLOOR LANDING

Power point, storage cupboard and side aspect UPVC double glazed window.

BEDROOM ONE

12'08" x 10'04" (3.86m x 3.15m)
Built-in wardrobe with sliding doors, radiator, power points and rear aspect UPVC double glazed window enjoying views towards the Forest.

BEDROOM TWO

10'02" x 9'01" (3.10m x 2.77m)
Built-in wardrobe with sliding doors, radiator, power points and front aspect UPVC double glazed window.

BEDROOM THREE

10'01" x 6'04" (3.07m x 1.93m)
Radiator, power points, built-in storage cupboard and rear aspect UPVC double glazed window with attractive views towards the Forest.

FAMILY BATHROOM

8'09" x 8'04" (2.67m x 2.54m)

A well-appointed suite comprising corner bath with shower attachment, walk-in shower with rainfall and handheld shower heads, vanity wash hand basin and low-level WC. Tiled flooring and walls, heated towel rail, inset ceiling spotlights, extractor fan and front aspect UPVC double glazed frosted window.

OUTSIDE

To the front of the property, a driveway provides secure off-road parking for at least three vehicles and benefits from an external power point. The front garden is laid to lawn with a paved pathway leading to the entrance door and is enclosed by attractive picket fencing. There is gated access around both sides of the property, together with external lighting surrounding the home.

The rear garden is attractively landscaped and comprises a central lawn with pathway, mature flower and shrub borders, and a gravelled area. A substantial brick and block-built shed benefits from power and lighting. The gravelled section also provides additional vehicular access and parking to the front of the garage if required. The property further benefits from owned solar panels and enjoys a pleasant position close to woodland walks and local amenities.

SERVICES

Mains gas, electricity, water and drainage.
Under floor heating.
Solar panels (owned).

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent Water - Rates to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.









TENURE
Freehold.

VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From our Coleford office turn right at the traffic lights signposted Lydney/Chepstow, proceed along for a short distance turning left into Lords Hill. Continue until you reach Coalway School taking the next left past the Eski Market, then taking an immediate right, continue along here following the road round to the right hand side where the property can be found.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.







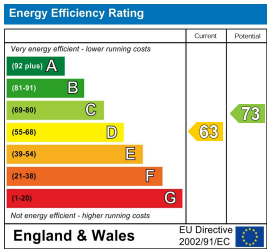
GROUND FLOOR
1181 sq.ft. (109.7 sq.m.) approx.

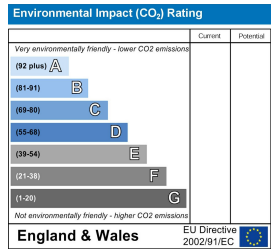
1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

